

APN: 1220-12-610-002
Recording Requested by:

WHEN RECORDED MAIL TO
Regaining Your Investment

PLACER

FORECLOSURE

INCORPORATED

12190 Herdal Drive, Suite 9
Auburn, California 95603-5637

DOC # 740795
04/03/2009 02:23PM Deputy: DW
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-409 PG-766 RPTT: 0.00



Space above line for Recorder's use

LOAN: CAPITAL/CF08-1034

OTHER: 3946189

FILE: PFI-087990

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED June 25, 2008, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE is hereby given that **PLACER TRUSTEE SERVICES**, as trustee, successor trustee, or substituted trustee pursuant to the Deed of Trust executed by **MIR Investment Group, LLC, a Nevada LLC**

Recorded on **06/27/2008** as Instrument No. **725943** in Book **608**, Page **7410** of Official records in the office of the County Recorder of **DOUGLAS** County, State of **NEVADA**, and pursuant to the Notice of Default and Election to Sell thereunder recorded **12/16/2008** as Instrument No. **734613** in Book **1208** at Page **3378** of said Official Records, **WILL SELL** on **04/29/2009** at **THE FRONT ENTRANCE OF THE COURTHOUSE 1616 8TH STREET, MINDEN, NV** at **1:00 P.M.** AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described:

BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., FURTHER DESCRIBED AS FOLLOWS:

LOT 14, IN BLOCK D, AS SET FORTH ON FINAL SUBDIVISION MAP 2DA #01-083 FOR PINION RIDGE, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON SEPTEMBER 15, 2003 IN BOOK 0903, PAGE 7332 AS DOCUMENT NO. 589938.

The property address and other common designation, if any, of the real property described above is purported to be: **1918 Tedsen Lane, Gardnerville, NV 89410**

(The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein.)

Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust.

The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$356,004.52**. In addition to cash, the Trustee will accept a Cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state of federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right.

Dated: **March 31, 2009**

Placer Trustee Services

12190 Herdal Drive, Suite 9
Auburn CA 95603
(530) 888-8411

For Sale Information Call: 714-480-5690

By: Shannon Winford
Shannon Winford, Trustee Sale Officer, Placer
Trustee Services, Trustee

PLACER FORECLOSURE, INC. IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

State of California
County of Placer

On 3/31/09 before me, Julie Clarke-Butcher, a notary public, personally appeared ******Shannon Winford*******, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in his ~~her~~ ~~their~~ authorized capacity(ies), and that by his ~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Julie Clarke-Butcher
Signature of Notary Public

