

DOC # 741213
04/10/2009 01:04PM Deputy: SD
OFFICIAL RECORD
Requested By:
SPL INC - LA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-409 PG-2927 RPTT: 0.00



Recording requested by:

When recorded mail to:

LandAmerica OneStop, Inc.
Post Office Box 5899
Irvine, CA 92616

Space above this line for recorders use

TS # 057-006301

Order # 3040827

Loan # 0058940933

Notice of Trustee's Sale

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/12/2006. 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.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor(s): **MICHAEL R LOCKWOOD, A MARRIED MAN, AS HIS SOLE & SEPARATE PROPERTY**

Recorded: **10/18/2006** as Instrument No. **0686652** in book , page of Official Records in the office of the Recorder of **Douglas** County, Nevada;

Date of Sale: **4/29/2009 at 01:00 PM**

Place of Sale: **At the 8th Street entrance to the County Administration Building, 1616 8th Street, Minden, NV**

Amount of unpaid balance and other charges: **\$221,406.34**

The purported property address is: **1536 PEARL ROAD
WELLINGTON, NV 89444**

Assessors Parcel No. **1022-16-002-005**

TS # 057-006301
Loan # 0058940933
Notice of Trustee's Sale

And more particularly described as follows:

LOT 3, IN BLOCK U, AS SHOWN ON THE MAP ENTITLED TOPAZ RANCH ESTATES, UNIT NO. 4, FILED FOR RECORD NOVEMBER 16, 1970, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 50212.

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

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Date: 3/31/2009

LANDAMERICA, ONE STOP, INC.



Jose Valencia, authorized signer

State of California)
) ss.
County of Orange)

On 3/31/2009 before me, the undersigned Notary Public, personally appeared Jose Valencia personally known to me (or 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 and 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.

WITNESS my hand and official seal.

Signature: 



For further information please contact:
LandAmerica OneStop, Inc.
Post Office Box 5899
Irvine, CA 92616
(949) 885-4500

Sale Line: (714) 573-1965
Reinstatement Line: (949) 885-4500
To request reinstatement/and or payoff FAX request to: (949) 885-4496

THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.