

DOC # 741748
04/21/2009 03:51PM Deputy: DW
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-409 PG-5410 RPTT: 0.00



APN#: 1420-28-211-022

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

CAL-WESTERN RECONVEYANCE CORPORATION
P.O. BOX 22004
525 East Main Street
El Cajon, CA 92022-9004

090034007

The Undersigned Hereby Affirms That There Is No Social Security Number
Contained In This Document.

NOTICE OF TRUSTEE'S SALE

TITLE OF DOCUMENT

RECORDING REQUESTED BY
And When Recorded Mail To:

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004



Trustee Sale No. 1192900-14

Space Above This Line For Recorder's Use

NOTICE OF TRUSTEE'S SALE

APN: 1420-28-211-022 TRA:
REF: CHANDLER, PATRICK A

LOAN NO: XXXXXX6081
INS

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED April 01, 2005. 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.

On May 13, 2009, at 1:00pm, CAL-WESTERN RECONVEYANCE CORPORATION, as duly appointed trustee under and pursuant to Deed of Trust recorded April 08, 2005, as Inst. No. 0641261, in book XX, page XX, of Official Records in the office of the County Recorder of DOUGLAS County, State of NEVADA executed by:
PATRICK A. CHANDLER AND CARRIE M. CHANDLER, HUSBAND AND WIFE

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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 OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK:

**AT THE DOUGLAS COUNTY COURTHOUSE,
1616 8TH STREET
MINDEN NEVADA**

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 described as:

LOT 36, BLOCK B, AS SHOWN ON THE FINAL MAP # PD99-02-04 FOR SARATOGA SPRINGS ESTATES UNIT NO.4, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 19, 2000 AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.



NOTICE OF TRUSTEE'S SALE

Loan: XXXXXX6081
T.S. No: 1192900-14

The street address and other common designation, if any, of the real property described above is purported to be:
**1283 LA SIERRA COURT
MINDEN NV 89423**

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

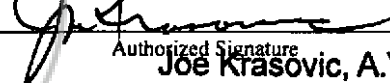
Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said 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: **\$482,816.94**

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located.

**FOR SALES INFORMATION: Mon – Fri 9:00am to 4:00pm (619)590-1221
CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004**

Dated: **April 21, 2009**


CAL-WESTERN RECONVEYANCE CORPORATION

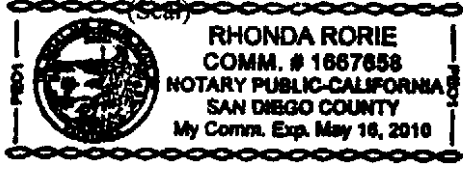
By: 
Authorized Signature
Joe Krasovic, A.V.P.

State of CALIFORNIA
County of SAN DIEGO

On 4/21/09 before me, **Rhonda Rorie**
a Notary Public in and for said State, personally appeared **Joe Krasovic, A.V.P.**

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
Signature 
RHONDA RORIE
EXP. MAY 16, 2010



TRUSTEE SALE GUARANTEE

**Exhibit A
LEGAL DESCRIPTION**

TS# 1192900

File Number: 1014888

Lot 36, Block B, as shown on the Final Map #PD99-02-04 for SARATOGA SPRINGS ESTATES UNIT NO. 4, A PLANNED UNIT DEVELOPMENT, recorded in the Office of the County Recorder of Douglas County, Nevada, on May 19, 2000, in Book 0500, Page 4445, as Document No. 492337, and as shown on Certificate of Amendment recorded November 30, 2000, in Book 1100, Page 6042, as Document No. 504169.

ASSESSOR'S PARCEL NO. 1420-28-211-022

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE.

Guarantee No: G-4205-24183

stewart
title guaranty company



BK-409
PG-5413