

DOC # 746679  
07/08/2009 10:37AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE OF NEVADA  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 17.00  
BK-709 PG-1307 RPTT: 0.00



**APN:** 1220-09-710-056  
**Recording Requested by:**  
Stewart Title of Nevada Holdings Inc.

**Mail Tax Statements to:**

**When recorded mail to:**  
Stewart Title of Nevada Holdings Inc.  
1070 Caughlin Crossing  
Reno, NV 89519

## NOTICE OF TRUSTEE'S SALE

NO.: 1016761-02

On July 29, 2009 at 11:30 a.m. Stewart Title of Nevada Holdings, Inc., a Nevada corporation, as trustee under Deed of Trust dated November 6, 2009 executed by Kim Posnien Construction and Development Company, a Nevada corporation, as Trustor in favor of Painter Defined Benefit Plan, as Beneficiary and recorded November 7, 2006, in Book 1106, Page 2528 as Instrument No. 688162 of Official Records of Douglas County, Nevada; and securing among other obligations, one note in the amount of \$350,000.00, that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by Painter Defined Benefit Plan by reason of obligations secured by said Deed of Trust, including the breach or default, notice of which was recorded in the office of the County Recorder of Douglas County, Nevada, by the beneficiary and the undersigned more than three months prior to the date hereof, will sell at public auction, to the highest bidder CASH, lawful money of the United States of America, at the front entrance of the office of the Douglas County Courthouse located at 1616 Eighth Street, Minden, Nevada, all right, title and interest now held by it under said Deed of Trust in the property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

Commonly known as: 1347 Cedar Creek Circle Gardnerville, NV 89460.  
APN#: 1220-09-710-056

WHEREAS, Beneficiaries have made demand upon said Trustee that said Trustee proceed to sell the land and premises hereinafter described.

TOGETHER WITH, the improvements thereon and all and singular tenements, hereditaments and appurtenances thereunto belonging or appertaining, rents, issued and profits thereof.

SAID SALE, will be made without covenant or warranty, expressed or implied, regarding title, possession or encumbrances to pay the unpaid balance of said note, to wit \$350,000.00, with interest thereon from September 6, 2008, as in said note provided, advances, if any, and costs of the trustee under the terms of said Deed of Trust will be additional.



This property is sold "as-is", lender is unable to validate the condition, defects or disclosure issues of said property and any buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing a receipt.

Dated: July 6, 2009

Stewart Title of Nevada Holdings, Inc., as Trustee

By: 

Jed Spendlove, Vice President/COO

COOPER

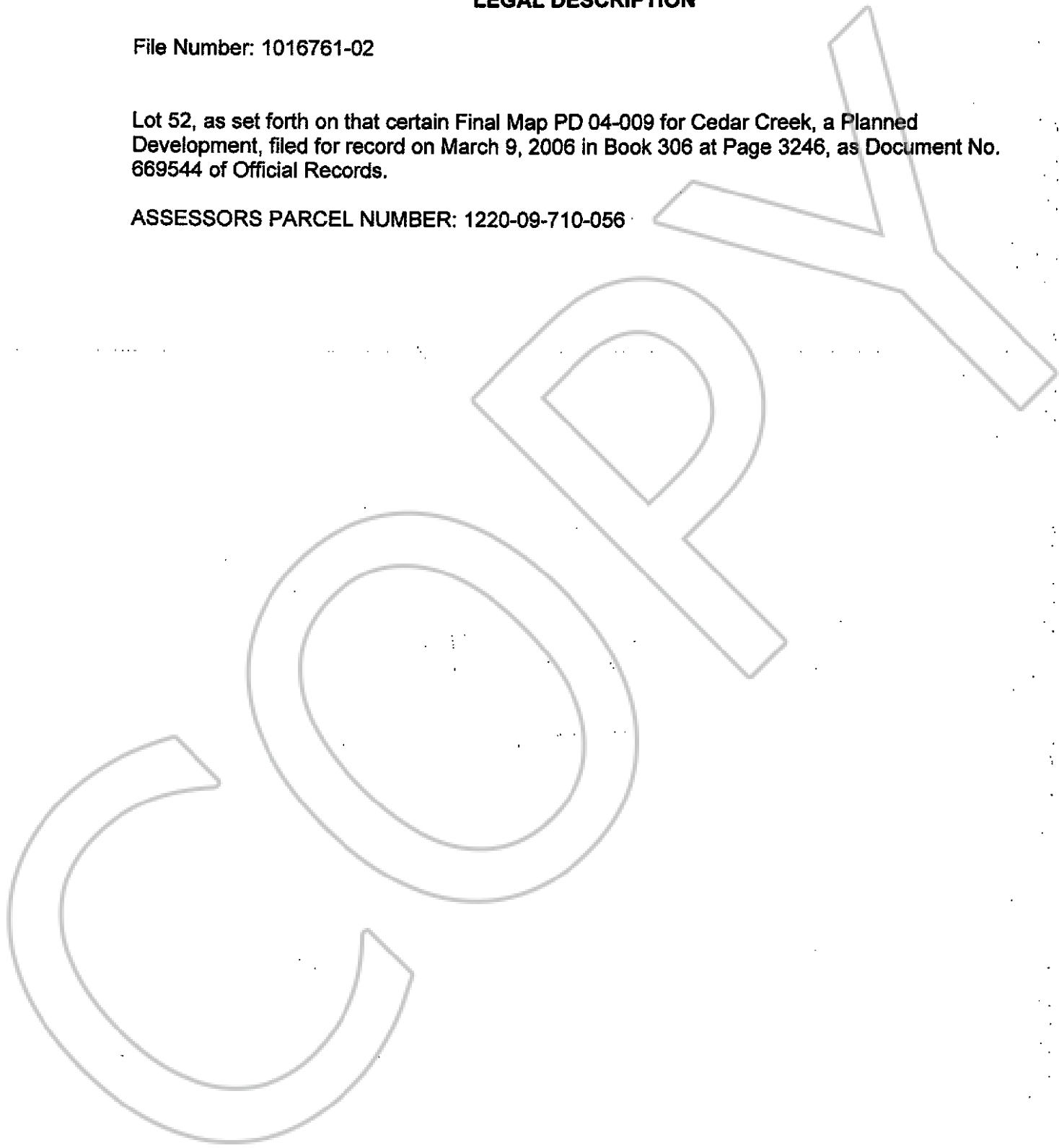


**Exhibit A  
LEGAL DESCRIPTION**

File Number: 1016761-02

Lot 52, as set forth on that certain Final Map PD 04-009 for Cedar Creek, a Planned Development, filed for record on March 9, 2006 in Book 306 at Page 3246, as Document No. 669544 of Official Records.

ASSESSORS PARCEL NUMBER: 1220-09-710-056



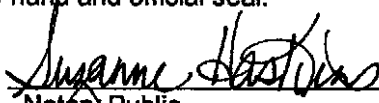


State of Nevada  
County of Washoe

This instrument was acknowledged before me on July 6, 2009  
by: Jed Spendlove, Vice President/COO

WITNESS my hand and official seal.

Signature:

  
Notary Public



Do Not Publish Below This Line

Land situated in the East Fork Judicial Township

Publish notice of Sale in The Record Courier,  
Three time on July 8, 2009, July 15, 2009 and July 22, 2009

