

APN: 1320-06-001-001

WHEN RECORDED MAIL TO AND
RECORDING REQUESTED BY:

Fidelity National Title Insurance Company
135 Main St. Ste. 1900
San Francisco, CA 94105

DOC # 747955
07/29/2009 03:22PM Deputy: GB
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-709 PG-7117 RPTT: 0.00



090298733

The undersigned hereby affirms that there is no Social Security number contained in this document

Trustee Sale No. 09-02005-3 NV
0031358641/MIN100024200014256784

Client Reference No.

NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER

YOU ARE IN DEFAULT UNDER A DEED OF TRUST AND SECURITY AGREEMENT DATED September 21, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On August 19, 2009, at 01:00 PM, Fidelity National Title Insurance Company, as duly appointed Trustee **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH at the 8th Street entrance to the County Administration Building, 1616 8th Street, Minden, NV.,** all right, title and interest conveyed to and now held by it under and pursuant to Deed of Trust Recorded on September 29, 2006, as Instrument No. 0685494, in Book N/A, in Page N/A of the Official Records in the office of the Recorder of Douglas County, Nevada, executed by VIRGINIA DEANNE VAN WYK, A SINGLE WOMAN, as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, as Beneficiary, all that certain property situated in said County and State, and more commonly described as:

APN : 1320-06-001-001
See Attached

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 925 JOHNSON LANE, 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 will be made, but without covenant or warranty express or implied, regarding title, possession or encumbrances, to pay the remaining unpaid balance of the obligations secured by the property to be sold and reasonably estimated costs, expenses and advances as of the first publication date of this Notice of Trustee's Sale, to wit: \$401,752.70 estimated. Accrued interest and additional advances, if any, will increase the figure prior to sale. The property offered for sale excludes all funds held on account by the property receiver, if applicable.



Beneficiary's bid at sale may include all or part of said amount. In addition to cash, the Trustee will accept, all payable at time of sale in lawful money of the United States a Cashier's check drawn by 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 specified in the applicable sections of the Nevada Administrative Code and authorized to do business in the State of Nevada, or other such funds acceptable to the Trustee.

The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale. The undersigned caused said Notice of Breach and Default and of Election to Cause Sale of Real Property Under Deed of Trust to be recorded in the County where the real property is located and more than three months have elapsed since such recordation.

**SALE INFORMATION CAN BE OBTAINED ON LINE AT www.priorityposting.com
AUTOMATED SALES INFORMATION PLEASE CALL 714-573-1965**

Fidelity National Title Insurance Company, as Trustee
135 Main St. Ste. 1900
San Francisco, CA 94105
Phone No.: 415-247-2450

Date July 29, 2009

Stephanie Alonzo
Stephanie Alonzo, Authorized Signature

State of California)ss.
County of San Francisco)ss.

On July 15, 2009 before me, Natalie Gold, Notary Public, personally appeared Stephanie Alonzo, 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.

Natalie Gold
Natalie Gold # 1828450
My Commission Expires December 27, 2012





**EXHIBIT "A"
LEGAL DESCRIPTION**

Order No.: 060500418

The land referred to herein is situated in the State of Nevada,
County of DOUGLAS, described as follows:

Being a portion of the NE 1/4 of Section 6, Township 13
North, Range 20 East, M.P.B.&M., as follows:

Parcel 2-B as set forth on the Parcel Map for Kimberlee
Nenzel, filed for record in the Office of the County
Recorder of Douglas, Nevada on December 2, 1986, in Book
1286, Page 234, as Document No. 145979, Official Records.

Excepting therefrom that portion of said land granted to
the State of Nevada in deed recorded January 30, 1998 in
Book 198, at Page 5287, as Document No. 431729.

Assessors Parcel No. 1320-06-001-001