

APN: 1219-15-001-108  
Recording Requested by:

WHEN RECORDED MAIL TO  
Regaining Your Investment

**PLACER**

**FORECLOSURE**

**INCORPORATED**

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

4116050

DOC # 748723  
08/11/2009 02:58PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-809 PG-2446 RPTT: 0.00



*Space above line for Recorder's use*

LOAN: CAPITAL/CF06-1129

OTHER: 4116050

FILE: PFI-090102

### NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED August 31, 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.**

NOTICE is hereby given that **PLACER TRUSTEE SERVICES**, as trustee, successor trustee, or substituted trustee pursuant to the Deed of Trust executed by **Daniel P. Browne, Jr., a single man**

Recorded on **09/07/2006** as Instrument No. **0684030** in Book **0906**, Page **2115** 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 **04/30/2009** as Instrument No. **742265** in Book **409** at Page **7613** of said Official Records, **WILL SELL** on **09/02/2009** at **THE FRONT OF THE JUDICIAL BUILDING LOCATED AT 1625-8<sup>TH</sup> STREET, MINDEN, NV** at **2:00P.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:

**LOT 32 OF SHERIDAN ACRES UNIT NO. 1, AS SHOWN ON THE OFFICIAL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 8, 1966, IN BOOK 1 OF MAPS, AS DOCUMENT NO. 32486.**

The property address and other common designation, if any, of the real property described above is purported to be: **960 SHERIDAN LN., GARDNERVILLE, NV 89460**

(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: **\$55,345.73**. 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: **August 7, 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 8/7/09 before me, Julie Clarke-Butcher, 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

