

DOC # 755165  
12/08/2009 08:39AM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
LSI TITLE AGENCY INC.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-1209 PG-1589 RPTT: 0.00



APN#: 1320-14-002-019

AND WHEN RECORDED MAIL TO  
CALIFORNIA RECONVEYANCE COMPANY  
9200 Oakdale Avenue  
Mail Stop: CA2-4379  
Chatsworth, CA 91311  
800-892-6902

Space above this line for recorder's use only  
Title Order No. 090097328-NV-GNO Trustee Sale No. 131366NV Loan No. 0674244736

**NOTICE OF TRUSTEE'S SALE**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/19/2004. 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 12/30/2009 at 2:00 PM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 05/28/2004, Book 0504, Page 14805, Instrument 0614619 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: SONNY SIMMONS, AN UNMARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY as Trustor, WASHINGTON MUTUAL BANK, FA as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or 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). At: AT THE MAIN ENTRANCE TO THE NEW COUNTY COURTHOUSE, JUDICIAL BUILDING AT 1625 8th STREET, MINDEN, NV all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, Nevada describing the land therein: A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 14, TOWNSHIP 13 NORTH, RAGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14, T. 13N., R. 20 E., M.D.M., AT A 2" IRON PIPER PER THAT RECORD OF SURVEY FOR NEVIS INDUSTRIES, INC., DOCUMENT NO. 51917;

THENCE NORTH 00 DEGREES 57'48" EAST, 1325.44 FEET;



THENCE SOUTH 89 DEGREES 28'07" WEST, 1324.71 FEET TO THE NORTHEAST CORNER OF PARCEL 23-B AS SHOWN ON THAT PARCEL MAP FOR WILLIAM ADAMS, DOCUMENT NO. 120254, THE POINT O BEGINNING;

THENCE SOUTH 00 DEGREES 30'28" WEST, 658.30 FEET;

THENCE SOUTH 89 DEGREES 39'34" WEST, 669.65 FEET;

THENCE NORTH 00 DEGREES 04'21" WEST, 689.00 FEET;

THENCE SOUTH 87 DEGREES 44'12" EAST, 676.87 FEET TO THE POINT OF BEGINNING

REFERENCE IS MADE TO THE RECORD OF SURVEY FILED MARCH 22, 2002, IN BOOK 302, PAGE 8230, AS INSTRUMENT NO. 537687.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 22, 2002, IN BOOK 302, PAGE 8230, AS INSTRUMENT NO. 537685.

PARCEL 2:

A 33-FOOT WIDE ACCESS EASEMENT LOCATED WITHIN A PORTION OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THIRTY-THREE FEET (33') NORTH OF AND ADJACENT TO PARCEL 32-A AS SHOWN ON THE PARCEL MAP FOR WILLIAM ADAMS, DOCUMENT NO. 120254, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14, T. 31N., R. 20 E., M.D.M. AT A 2" IRON PIPE PER THAT RECORD OF SURVEY FOR NEVIS INDUSTRIES, INC., DOCUMENT NO. 51917;

THENCE NORTH:00 DEGREES 57'48" EAST, 1325.44 FEET;

THENCE SOUTH 89 DEGREES 28'07" WEST, 1324.71 FEET TO THE NORTHEAST CORNER OF PARCEL 23-B PER SAID DOCUMENT NO. 120254; NORTHWEST CORNER OF SAID PARCEL 32-B PER SAID DOCUMENT NO. 120254;

NORTHWEST CORNER OF SAID PARCEL 32-B, THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 28'07" WEST, 676.30 FEET;

THENCE NORTH 00 DEGREES 13'23" EAST, 33.00 FEET;

THENCE NORTH 89 DEGREES 28'07" EAST, 676.13 FEET;

THENCE SOUTH 00 DEGREES 04'2" EAST, 33.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 22, 2002, IN BOOK 302, PAGE 8235, AS INSTRUMENT NO. 537686.

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: 1737 DEE JAY, MINDEN, NV 89423.



Title Order No. 090097328-NV-GNO Trustee Sale No. 131366NV Loan No. 0674244736

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 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$376,121.85 (Estimated)

Accrued interest and additional advances, if any, will increase this figure prior to sale.

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 and more than three months have elapsed since such recordation.

Sale information: (530) 672-3033 or [www.nationwideposting.com](http://www.nationwideposting.com) (714) 259-7850 or [www.fidelityasap.com](http://www.fidelityasap.com) or (714) 573-1965 or [www.priorityposting.com](http://www.priorityposting.com)

Date: 12-02-2009

CALIFORNIA RECONVEYANCE COMPANY, as Trustee

Deborah Brignac, Vice President

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On 12-02-2009 before me, FRED RESTREPO, "Notary Public" personally appeared DEBORAH BRIGNAC, 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 Fred Restrepo (Seal)

