

WHEN RECORDED MAIL TO AND  
RECORDING REQUESTED BY:

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

DOC # **757934**  
01/29/2010 12:52PM Deputy: SD  
**OFFICIAL RECORD**  
Requested By:  
**TITLE COURT SERVICES**  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 17.00  
BK-110 PG-5797 RPTT: 0.00



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

**Trustee Sale No. 09-02109-3 NV**  
Client Reference No. 0022894596

**NOTICE OF TRUSTEE'S SALE**  
**IMPORTANT NOTICE TO PROPERTY OWNER**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST AND SECURITY AGREEMENT DATED February 23, 2007. 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 **February 24, 2010, 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 Courthouse, 1616 Eighth Street, Minden, NV.**, all right, title and interest conveyed to and now held by it under and pursuant to Deed of Trust Recorded on March 6, 2007, as Instrument No. 0696425, in Book NA, in Page NA, and re-recorded on February 2, 2009, as Instrument No. 0736862, in Book NA, in Page NA of the Official Records in the office of the Recorder of Douglas County, Nevada, executed by GREGORY R. PEARSON, AN UNMARRIED MAN, as Trustor, PROFFER FINANCIAL A CALIFORNIA CORPORATION, A CALIFORNIA CORPORATION, as Beneficiary, all that certain property situated in said County and State, and more commonly described as:

APN : 1320-33-711-011, 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: 1310 E AYLESBURY CT, GARDNERVILLE, NV 89410-5840

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: \$394,954.85 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.lpsasap.com](http://www.lpsasap.com)  
AUTOMATED SALES INFORMATION PLEASE CALL 714-259-7850**

Fidelity National Title Insurance Company, as Trustee Date: January 29, 2010  
135 Main St. Ste. 1900  
San Francisco, CA 94105  
Phone No.: 415-247-2450

  
\_\_\_\_\_  
Stephanie Alonzo, Authorized Signature

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

On January 29, 2010 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 # 1828450  
My Commission Expires December 27, 2012



Stephanie Alonzo  
Stephanie Alonzo, Authorized Signature

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

On 1-21-10 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



(Seal)



Lot 113, in Block E, of Final Subdivision Map FSM-1006 of CHICHESTER ESTATES Phase 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 12, 1995, in Book 995, at Page 1407, as Document No. 370215. and by Certificate of Amendment recorded March 5, 1997, in Book 397, Page 654, as Document No. 407852 and further Amended by Certificate of Amendment recorded July 17, 2001 as Document No. 518480, of Official Records.

