

STEWART TITLE

APN#: 1318-23-212-009

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: CA2-4379
Chatsworth, CA 91311
800-892-6902

DOC # 758941
02/18/2010 09:55AM Deputy: DW
OFFICIAL RECORD
Requested By:
SPL INC - LA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-210 PG-3756 RPTT: 0.00



Space above this line for recorder's use only

Title Order No. 1023504 Trustee Sale No. 137559NV Loan No. 0082708736

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03-11-2004. 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 03-17-2010 at 2:00 PM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 04-08-2004, Book 0404, Page 03788, Instrument 0609725 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: DAVID D LANGHEIER AND VICKI W LANGHEIER, HUSBAND AND WIFE AS JOINT TENANTS 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: PARCEL A: LOT 24B, AS SHOWN BY THE MAP OF LAKE VILLAGE, UNIT NO. 2C, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 10, 1972, IN BOOK 97, PAGE 442, AS DOCUMENT NO. 58124. EXCEPTING THEREFROM ALL THAT PORTION OF SAID LOT 24B OF LAKE VILLAGE UNIT 2-C, AS CONVEYED TO THE LAKE VILLAGE HOMEOWNERS ASSOCIATION BY DEED RECORDED OCTOBER 21, 1994 IN BOOK 1094 OF OFFICIAL RECORD AT PAGE 3599 AS DOCUMENT NO. 349056

PARCEL B: ALL THAT PORTION OF LOT 37 COMMON AREA OF LAKE VILLAGE UNIT 2-C FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 10, 1972 AS FILE NO. 58124 CONVEYED BY DEED TO STEPHEN MASSA 1990 IRREVOCABLE TRUST, RECORDED OCTOBER 21, 1994 IN BOOK



1094 OF OFFICIAL RECORDS AT PAGE 3596 AS DOCUMENT NO. 349055 REFERENCE IS MADE TO THE RECORD OF SURVEY FILED OCTOBER 21, 1994 AS FILE NO. 349057.

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: 116B SNOWBIRD COURT, STATELINE, NV 89449.

COPY



Title Order No. 1023504 **Trustee Sale No. 137559NV** Loan No. 0082708736

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: \$421,495.45 (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 (714) 259-7850 or www.fidelityasap.com or (714) 573-1965 or www.priorityposting.com

Date: 02-12-2010

CALIFORNIA RECONVEYANCE COMPANY, as Trustee


Deborah Brignac, Vice President

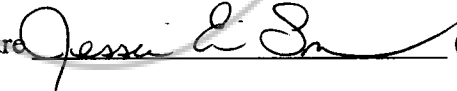
CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 02-12-2010 before me, JESSICA ERIN SNEDDEN, "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  (Seal)

