

# STEWART TITLE

APN#: 1420-28-710-007

AND WHEN RECORDED MAIL TO

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

DOC # 758977  
02/19/2010 08:40AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
SPL INC - LA  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-210 PG-3935 RPTT: 0.00



Space above this line for recorder's use only

Title Order No. 1023480 Trustee Sale No. 137512NV Loan No. 0693960601

## NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04-12-2005. 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 04-15-2005, Book 0405, Page 6030, Instrument 0641820 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: KARL OTTO KOSKIN, A MARRIED 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: LOT 21, OF SARATOGA HEIGHTS UNIT NO. 2, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 5, 1966, IN BOOK 46, PAGE 287, AS DOCUMENT NO. 34826.

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: 1358 SARATOGA ST, MINDEN, NV 89423.



Title Order No. 1023480 **Trustee Sale No. 137512NV** Loan No. 0693960601

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: \$369,207.40 (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: 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)

