

STEWART TITLE

APN#: 1219-26-001-047

AND WHEN RECORDED MAIL TO

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

DOC # 758979
02/19/2010 08:42AM Deputy: GB
OFFICIAL RECORD
Requested By:
SPL INC - LA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-210 PG-3938 RPTT: 0.00



Space above this line for recorder's use only

Title Order No. 1022709 Trustee Sale No. 137116NV Loan No. 5304187254

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01-31-2007. 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 03-17-2010 at 2:00 PM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 02-06-2007, Book 0207, Page 01311, Instrument 0694392 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: JAMES E TAPLIN AND MICHELE TAPLIN, HUSBAND AND WIFE as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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: That portion of the North 1/2 of Section 26, Township 12 North, Range 19 East, M.D.B.&M. in the County of Douglas, State of Nevada being more particularly described as follows:

PARCEL 1:

Beginning at the Southeasterly corner of Lot 6 of the Amended Record of Survey for JERALD R. JACKSON, recorded in Book 0501 at Page 9960 as Document No. 515523 of the Official Records of said Douglas County;

thence Westerly along the Southerly line of said Lot 6, South 71 DEGREES 25'05" West, 51.14 feet;



thence South 5 DEGREES 26'58" East, 89.56 feet;
thence South 71 DEGREES 25'05" West, 108.65 feet;
thence North 27 DEGREES 13'27" West, 227.54 feet;
thence North 0 DEGREES 04'29" West, 86.74 feet;

thence North 71 DEGREES 25'05" East, 118.08 feet to a point on a curve, said curve being concave to the Southeast and having a radius of 55.00 feet, a radial line through said point bears North 76 DEGREES 08'44" West;

thence Northerly and Easterly along said curve through a central angle of 57 DEGREES 33'49" an arc distance of 55.26 feet;

thence North 18 DEGREES 34'55" West, 4.50 feet to a point on the Northerly line of said Lot 6;

thence Easterly along said Northerly line, North 71 DEGREES 25'05" East, 16.64 feet to the Northeasterly corner of said Lot 6;

thence Southerly along the Easterly line of said Lot 6, South 22 DEGREES 04'27" East, 99.81 feet;

thence South 18 DEGREES 25'00" East, 150.37 feet to the Point of Beginning.

Reference is made to Parcel 6C of Record of Survey recorded December 12, 2003 in Book 1203 at Page 5769, as Document No. 599435.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 28, 2004, BOOK 0604, PAGE 13494, AS FILE NO. 617286, AND RE-RECORDED JULY 13, 2004, BOOK 0704, PAGE 4789, AS DOCUMENT NO. 0618611, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 2:

All roadway easements as set forth in Grant, Bargain, Sale Deed executed by Jerald R. Jackson Trustee and Irene M. Windholz, Trustee and filed for record with Douglas County Recorder on May 31, 2001 in Book 0501, Page 9961 as Document No. 0515524 and being further depicted on the Amended Record of Survey for Jerald R. Jackson filed for record with the Douglas County Recorder on May 31, 2001 in Book 0501, Page 9960 as Document No. 0515523.

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: 550 JACKSON RANCH ROAD, GARDNERVILLE, NV 89460.



Title Order No. 1022709 **Trustee Sale No. 137116NV** Loan No. 5304187254

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: \$693,326.92 (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, 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)

