



APN: 1420-06-701-005

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
First American Title Company
2490 Paseo Verde Parkway, Ste.100
Henderson, NV 89074

Trustee Sale No. 2386968-RMD

NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED OCTOBER 29, 2007.
UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAYBE SOLD
AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE
PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

On **04-28-10** at **1:00 P.M.** **FIRST AMERICAN TITLE INSURANCE COMPANY**, a California Corporation as the duly appointed Trustee under and pursuant to a Deed of Trust Recorded on **October 29, 2007**, as Document No. **0712008** of official records in the Office of the Recorder of Douglas County, State of Nevada executed by: **MAX BAER PRODUCTIONS, LTD.**, a California corporation as Trustor, **RIVERWOOD PARTNERS, LLC**, a Nevada limited liability company, as original 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 state or federal credit union or a cashier's check drawn by state or federal savings and loan association, savings association, or savings bank). Sale will be held by a duly appointed Trustee as shown below, of all right, title, and interest conveyed to and now held by the Trustee in the hereinafter described property under and pursuant to the Deed of Trust. The 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 the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.



Trustee Sale No. 2386968-RMD

Place of Sale; At the 8th Street entrance to the County Courthouse, 1616 Eighth Street, Minden, Nevada 89423.

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO FOR COMPLETE LEGAL DESCRIPTION.

The street address and other common designation, if any, of the real property described above is purported to be: **APN: 1420-06-701-005**

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, express or implied, regarding title, possession, encumbrances, condition, suitability for a particular purpose or the location or existence of any personal property, to satisfy 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 fee, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to wit:

Amount of unpaid balance and other charges: **\$927,220.30** (Estimated).

Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary may elect to bid less than their full credit bid.

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.

THIS PROPERTY IS SOLD AS-IS, LENDER/BENEFICIARY IS UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENTS UNDER NRS 113.130 BY PURCHASING AT THIS SALE AND SIGNING RECEIPT.



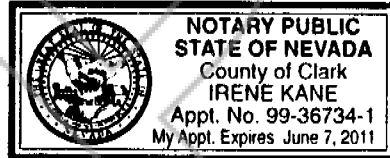
Trustee Sale No. 2386968-RMD

DATED: March 29, 2010

FIRST AMERICAN TITLE INSURANCE COMPANY
FORECLOSURE DEPARTMENT
2490 PASEO VERDE PARKWAY, STE. 100
HENDERSON, NV 89074
(702) 731-4131

Russell M. Dalton, Vice President

STATE OF NEVADA)
 : SS
COUNTY OF CLARK)



Irene Kane
99-36734-1
Exp. 6-7-2011

This instrument was acknowledged before me
on 3-29-10
by: Russell M. Dalton, Vice President of First American
Title Insurance Company

Notary Public (My commission expires: 06/07/11)



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Exhibit "A"
Legal Description

The land referred to in this guarantee is situated in the State of Nevada, County of DOUGLAS , and is described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN THE WEST 1/2 OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 20 EAST, MDM, DOUGLAS COUNTY, NEVADA, FURTHER DESCRIBED AS A PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR CARSON AUTO MALL LLC AND PROJECT LM LLC, RECORDED AS DOCUMENT NO. 703021, AND A PORTION OF THE PARCEL DESCRIBED IN THAT CERTAIN DEED RECORDED AS DOCUMENT NO. 701648, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BLM BRASS CAP, LOCATED AT THE WEST 1/4 CORNER OF SAID SECTION 5;

THENCE N 56°58'25" E, A DISTANCE OF 89.13 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 90°00'00" E A DISTANCE OF 591.24 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5;

THENCE S 00°55'27" W A DISTANCE OF 56.69 FEET ALONG SAID EAST LINE A DISTANCE OF 56.69 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED PARCEL 1;

THENCE S 01°01'33" W ALONG SAID EAST LINE OF PARCEL 1, A DISTANCE OF 700.84 FEET;

THENCE S 90°00'00" W LEAVING SAID EAST LINE A DISTANCE OF 145.11 FEET;

THENCE S 00°00'00" E A DISTANCE OF 85.19 FEET;

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 13.50 FEET, ARC LENGTH OF 21.21 FEET, DELTA ANGLE OF 90°00'00", A CHORD BEARING OF S 45°00'00" W AND A CHORD LENGTH OF 19.09 FEET;

THENCE S 90°00'00" W A DISTANCE OF 14.91 FEET;

THENCE S 00°00'01" E A DISTANCE OF 277.00 FEET;

THENCE N 89°59'59" E A DISTANCE OF 130.00 FEET;

THENCE S 00°00'03" E A DISTANCE OF 175.62 FEET;

THENCE N 89°19'38" W A DISTANCE OF 516.01 FEET;

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 18.50 FEET, ARC LENGTH OF 28.84 FEET, DELTA ANGLE OF 89°19'38", A CHORD BEARING OF N 44°39'49" W AND A CHORD LENGTH OF 26.01 FEET;

THENCE N 00°00'00" E A DISTANCE OF 1284.16 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT GRANT DEED RECORDED 10-29-2007 IN BOOK 1007, PAGE 7855 AS INSTRUMENT NO. 0712003 OF OFFICIAL RECORDS.