

DOC # 762750
04/29/2010 08:55AM Deputy: SD
OFFICIAL RECORD
Requested By:
SPL INC - LA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-410 PG-5381 RPTT: 0.00

APN#: 1318-24-801-002

STEWART TITLE
AND WHEN RECORDED MAIL TO

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



Space above this line for recorder's use only

Title Order No. 1019170 Trustee Sale No. 134854NV Loan No. 0705928265

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01-06-2006. 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 05-26-2010 at 2:00 PM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 01-17-2006, Book 0106, Page 5661, Instrument 0665873 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: BARBARA C FISHMAN, AN UNMARRIED WOMAN 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 1:

THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING THAT PORTION OF THE NE1/4 OF THE SW1/4, AND THE NW1/4 OF THE SE1/4 OF THE SE1/4, AND THE SE1/4 OF THE NW1/4 OF THE SE1/4 OF SECTION 24, T.13N., R. 18E., M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE ¼ OF THE SW ¼ OF THE SE1/4 OF SECTION 24, T.13N., R. 18E., M.D.B.&M., BEING THE TRUE POINT OF BEGINNING; THENCE S 00 DEGREES 55 MINUTES 45 SECONDS W ALONG THE WESTERLY LINE OF



THE NE ¼ OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 24, FOR A DISTANCE OF 650.86 FEET, THENCE S 88 DEGREES 57 MINUTES 38 SECONDS E ALONG THE SOUTHERLY BOUNDARY OF THE NE ¼ OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 24, FOR A DISTANCE 558.32 FEET TO A POINT; THENCE N 00 DEGREES 45 MINUTES 46 SECONDS E FOR A DISTANCE OF 80.44 FEET TO A POINT; THENCE S 88 DEGREES 57 MINUTES 38 SECONDS E FOR A DISTANCE OF 100.00 FEET TO A POINT, BEING A POINT ON THE EASTERLY BOUNDARY OF THE NE ¼ OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 24; THENCE N 00 DEGREES 45 MINUTES 27 SECONDS E ALONG THE EASTERLY BOUNDARY OF THE NE ¼ OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 24, FOR A DISTANCE OF 489.02 FEET, THENCE S 88 DEGREES 56 MINUTES 35 SECONDS E FOR A DISTANCE OF 101.11 FEET, BEING A POINT IN THE NW ¼ OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 24; THENCE N 00 DEGREES 01 MINUTES 56 SECONDS W FOR A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE NW ¼ OF THE SE ¼ OF THE SE ¼ OF SAID SECTION; THENCE N 88 DEGREES 56 MINUTES 07 SECONDS W ALONG THE NORTHERLY LINE OF NW ¼ OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 24, FOR A DISTANCE OF 100.00 FEET OF THE SE 1/16TH CORNER OF SAID SECTION 24; THENCE S 00 DEGREES 45 MINUTES 27 SECONDS W ALONG THE EASTERLY LINE OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 24, FOR A DISTANCE OF 34.00 FEET, THENCE N 75 DEGREES 12 MINUTES 35 SECONDS W FOR A DISTANCE OF 144.30 FEET, BEING A POINT ON THE NORTHERLY BOUNDARY OF THE NE ¼ OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 24; THENCE N 88 DEGREES 50 MINUTES 15 SECONDS W ALONG THE NORTHERLY BOUNDARY LINE OF THE NE ¼ OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 24, FOR A DISTANCE OF 376.38 FEET, THENCE N 75 DEGREES 12 MINUTES 51 SECONDS W FOR A DISTANCE OF 144.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE SE ¼ OF THE NW ¼ OF THE SE ¼ OF SAID SECTION 24; THENCE S 00 DEGREES 43 MINUTES 18 SECONDS W ALONG THE WESTERLY BOUNDARY OF THE SE ¼ OF THE NW ¼ OF THE SE ¼ OF SAID SECTION 24, FOR A DISTANCE OF 34.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, SNOW REMOVAL LANDSCAPING AND PUBLIC UTILITIES, AS SET FORTH IN THE GRANT OF EASEMENT RECORDED AUGUST 10, 1983 IN BOOK 883, PAGE 926, DOCUMENT NO. 84536.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, SNOW REMOVAL LANDSCAPING AND PUBLIC UTILITIES, (UNDERGROUND ONLY) AS SET FORTH IN THE GRANT, BARGAIN AND SALE DEED FOR EASEMENT RECORDED AUGUST 10, 1983 IN BOOK 883, PAGE 935, DOCUMENT NO. 85437

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JANUARY 17, 2006, BOOK 0106, PAGE 5661, AS FILE NO. 665873, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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: 178 BUCHANAN ROAD, STATELINE, NV 89449.



Title Order No. 1019170 **Trustee Sale No. 134854NV** Loan No. 0705928265

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: \$3,101,760.85 (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: 04-26-2010

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 04-26-2010 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)

