

DOC # 765216
06/14/2010 02:45PM Deputy: SG
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-610 PG-2480 RPTT: 0.00



APN: 1220-22-410-186
RECORDING REQUESTED BY
And When Recorded Mail To:

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

Trustee Sale No. 1264214-11 Space Above This Line For Recorder's Use
The Undersigned Hereby Affirms That There Is No Social Security Number Contained In This Document.

NOTICE OF TRUSTEE'S SALE

TRA: LOAN NO: XXXXXX2283
REF: RICHIUSA, GARY VA

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **December 18, 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On **July 07, 2010**, at **1:00pm**, **CAL-WESTERN RECONVEYANCE CORPORATION**, as duly appointed trustee under and pursuant to Deed of Trust recorded **December 31, 2007**, as Inst. No. **715486***, in book **1207**, page **6385**, of Official Records in the office of the County Recorder of **DOUGLAS** County, State of **NEVADA** executed by:
GARY RICHIUSA AND MICHELLE RICHIUSA HUSBAND AND WIFE AS JOINT TENANTS

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK:

**AT THE DOUGLAS COUNTY COURTHOUSE,
1616 8TH STREET
MINDEN NEVADA**

all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as:
LOT 837, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456. *RE-RECORDED 03/28/2008 AS INST# 720453 TO CORRECT THE LEGAL DESCRIPTION



NOTICE OF TRUSTEE'S SALE

Loan: XXXXXX2283
T.S. No: 1264214-11

The street address and other common designation, if any, of the real property described above is purported to be:

**1432 SALLY LANE
GARDNERVILLE NV 89460**

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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$384,024.96**

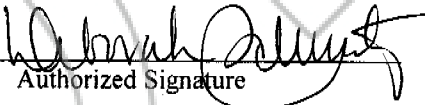
The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located.

**FOR SALES INFORMATION: Mon – Fri 9:00am to 4:00pm (619)590-1221
CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004**

Dated: **June 02, 2010**

CAL-WESTERN RECONVEYANCE CORPORATION

By:


Authorized Signature

Deborah Schwartz, A.V.P.

State of CALIFORNIA
County of SAN DIEGO

On **JUN 03 2010** before me, Jeffrey Starling,
a Notary Public, personally appeared Deborah Schwartz, A.V.P., 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

(Seal)

Signature

