

APN: 1320-30-712-001

RECORDING REQUESTED BY

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



Trustee Sale No. 2394703-RMD

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED OCTOBER 26, 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 **12-15-10** at **01:00 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 **November 21, 2005**, as Document No. **0661157** of official records in the Office of the Recorder of Douglas County, State of Nevada executed by: **BELLE VALLEY INVESTMENTS, LLC, a Nevada limited liability company** as Trustor, **IRWIN UNION BANK AND TRUST 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) 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. Pursuant to the Nevada Uniform Commercial Code, all items of Personal Property are being sold together with all items of Real Property. 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.

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.**



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The street address and other common designation, if any, of the real property described above is purported to be: **APN: 1320-30-712-001 (The "Real Property")**

Together with all equipment, fixtures, mobile homes, manufactured homes or modular homes which have not been legally acceded to the real property in accordance with Nevada law, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to or used in the operation of the Real Property (the "Personal Property," and, collectively with the Real Property, the "Property");

Together with all accessions, parts, and additions to, all replacement of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

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: **\$1,942,211.00** (Estimated) as of October 12, 2010.

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.



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Exhibit "A"
Legal Description

LOT 3 AS SHOWN ON THE FINAL SUBDIVISION MAP #03-007 FOR MINDEN VILLAGE, A PLANNED UNIT DEVELOPMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 7, 2004, IN BOOK 0504, AT PAGE 2786, AS DOCUMENT NO. 612540.

