

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

Fidelity National Title Insurance Company  
135 Main St. Ste. 1900  
San Francisco, CA 94105  
APN : 1420-07-617-006

DOC # 775894  
12/22/2010 03:41PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
TITLE COURT SERVICES  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-1210 PG-5400 RPTT: 0.00



090728043

The undersigned hereby affirms that there is no Social Security number contained in this document

Trustee Sale No. 09-03699-3 NV

Client Reference No. 4001040643

## NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST AND SECURITY AGREEMENT DATED November 7, 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 **January 12, 2011, at 01:00 PM**, Power Default Services, INC., as duly appointed Trustee **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH at the 8th Street entrance to the County Courthouse, 1625 Eighth Street, Minden, NV.**, all right, title and interest conveyed to and now held by it under and pursuant to Deed of Trust Recorded November 14, 2005, as Instrument No. 0660677 of the Official Records in the office of the Recorder of Douglas County, Nevada, executed by STEPHEN FERREIRA, AN UNMARRIED MAN, as Trustor, ARGENT MORTGAGE COMPANY, LLC, as Beneficiary, all that certain property situated in said County and State, and more commonly described as:

LOT 45, ON THE PLAT OF HIGHLAND ESTATES UNIT NO. 1, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 26, 1977, IN BOOK 777, PAGE 1278, AS DOCUMENT NO. 11379. APN : 1420-07-617-006

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: 3560 ONYX COURT, CARSON CITY, NV

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said will be made, but without covenant or warranty express or implied, regarding title, possession or encumbrances, to pay the remaining unpaid balance of the obligations secured by the property to be sold and reasonably estimated costs, expenses and advances as of the first publication date of this Notice of Trustee's Sale, to wit: \$253,163.75 estimated.

