

RECORDING REQUESTED BY **SERVICELINK**  
AND WHEN RECORDED MAIL TO

Fidelity National Title Insurance Company  
135 Main St. Ste. 1900  
San Francisco, CA 94105  
APN : 1420-35-201-025

DOC # **776929**  
01/14/2011 10:04AM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
**SERVICELINK IRVINE**  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-111 PG-3064 RPTT: 0.00



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

Trustee Sale No. 10-05199-3 NV

Client Reference No. 0014888846

361043

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

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST AND SECURITY AGREEMENT DATED December 9, 2004. 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 February 9, 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 December 14, 2004, as Instrument No. 0631894 in Book 1204, Page 06441 of the Official Records in the office of the Recorder of Douglas County, Nevada, executed by DONNA R MILLER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor, OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, as Beneficiary, all that certain property situated in said County and State, and more commonly described as:

APN : 1420-35-201-025, SEE LEGAL DESCRIPTION ATTACHED

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: 1673 CHOWBUCK DRIVE, MINDEN, 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: \$252,075.30 estimated.





**DO-1092928-TSG  
1092928**

**EXHIBIT "A"**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

That portion of Section 35, Township 14, Range 20, Mount Diablo Base and Meridian, in The County of Douglas, State of Nevada, described as follows:

The North one-half (N ½) of the Northwest one-quarter (NW ¼) of the Southeast one-quarter (SE ¼) of the Northwest one-quarter (NW ¼), Section 35, Township 14 North, Range 20 East, M.D.B.

EXCEPT THEREFROM all that portion of said land conveyed to William L. Dresser and Frances L. Dresser, Trustees of the Dresser Family Trust, dated October 20, 1999, in Quitclaim Deed recorded October 27, 1999 in Book 1099, Page 4651, as Document No. 479498, described as follows:

A parcel of land situated in and being a portion of the N ½ of the NW ¼ of the SE ¼ of the NW ¼ of Section 35, Township 14 North, Range 20 East, M.D.B. M., more particularly described as follows:

BEGINNING at the Northeast corner of the parcel which is the Northeast corner of the N ½ of the NW ¼ of the SE ¼ of the NW ¼ of Section 35, Township 14 North, Range 20 East, M.D.B. & M., thence Southerly a distance of 330.00 feet to the Southeast corner of the parcel and further being the Southeast corner of the parcel of land conveyed to Ronald L. Marks, et ux, in Deed Recorded March 25, 1966 in Book 39, Page 23 as Document No. 31485, Official Records; thence Westerly a distance of 264.00 feet to the Southwest corner of the Parcel and further being the Southeast corner of the parcel of land conveyed to Richard J. Allen, et ux, in Deed recorded August 17, 1964 in Book 26, Page 246, Document No. 25870, Official Records; thence Northerly along the Easterly line of Allen's parcel, a distance of 330 feet to the Northwest corner of the parcel; thence Easterly parallel with the Southerly line of the herein-above described parcel, a distance of 264.00 feet to the point of beginning.

NOTE: The above metes and bound description appeared previously in that certain Document recorded January 2, 2002, in Book 102, Page 328, as Instrument No. 531451.