RECORDING REQUESTED BY 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.

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ELIDA ROSADO COMM. #1882764 Notary Public-California SAN FRANCISCO COUNTY

My Comm. Exp. MAR. 14, 2018 \$

Accrued interest and additional advances, if any, will increase the figure prior to sale. The property offered for sale excludes all funds held on account by the property receiver, if applicable.

Beneficiary's bid at sale may include all or part of said amount. In addition to cash, the Trustee will accept, all payable at time of sale in lawful money of the United States a Cashier's check drawn by 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 specified in the applicable sections of the Nevada Administrative Code and authorized to do business in the State of Nevada, or other such funds acceptable to the Trustee.

The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale. The undersigned caused said Notice of Breach and Default and of Election to Cause Sale of Real Property Under Deed of Trust to be recorded in the County where the real property is located and more than three months have elapsed since such recordation.

SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com **AUTOMATED SALES INFORMATION PLEASE CALL 714-730 - 2727**

Date: January 14, 2011

Power Default Services, INC., Trustee

By: Fidelity National Title Insurance Company, its agent

135 Main St. Ste. 1900 San Francisco, CA 94105 Phone No.: 415-247-2450

Stephanie Alonzo, Authorized Signature

State of California

}ss

}ss. County of San Francisco

On January 14, 2011 before me, Elida Rosado, Notary Public, personally appeared Stephanie Alonzo, 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.

Elida Resado # 1882764

My Commission Expires March 14, 2014

PG-3066

BK-111

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 ½) of the Southeast one-quarter (SE ½) of the Northwest one-quarter (NW 1/4), 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 1/2 of the NW 1/4 of the SE 1/4 of the NW 1/4 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 3. 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.