

DOC # 786013  
07/06/2011 11:49AM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
First American National De  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-711 PG-856 RPTT: 0.00



WHEN RECORDED MAIL TO:  
RECONTRUST COMPANY  
2380 Performance Dr, TX2-984-0407  
Richardson, TX 75082

TS No. 11-0026152  
Title Order No. 5275691

APN No.:1220-03-210-039

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### NEVADA NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/07/2006. 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.**

Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by JAMES A. BELL A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY., dated 12/07/2006 and recorded 12/14/2006, as Instrument No. 0690798, in Book 1206, Page 5221, of Official Records in the office of the County Recorder of DOUGLAS County, State of Nevada, will sell on 07/27/2011 at 01:00 PM, at at the main entrance of the Douglas County Judicial Building located at 1625 8th St., Minden, NV at public auction, to the highest bidder for cash(in the forms which are lawful tender in the United States, payable in full at time of sale), 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 and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1422 SUGAR MAPLE AVENUE, GARDNERVILLE, NV 89410. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$181,650.54. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

In addition to cash, the Trustee will accept cashier's checks 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 specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter or right. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.



DATED: July 05, 2011  
RECONTRUST COMPANY NA, Trustee  
2380 Performance Dr., TX 2-985-07-03  
Richardson, TX 75082  
Phone/Sale Information (800)281-8219

By: Melisa Martin 07-05-11  
Melisa Martin , Authorized Signer

RECONTRUST COMPANY NA is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.

STATE OF TEXAS

COUNTY OF TARRANT

On 07-05-11 before me, Elsie E. Kroussakis, Notary Public, personally appeared Melisa Martin, Authorized Signer, personally known to me (or 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/authorizes 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.

Witness my hand and official seal.

Elsie E. Kroussakis  
Elsie E. Kroussakis, Notary Public

