

DOC # 786526  
07/18/2011 03:42PM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
LSI Title Agency Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-711 PG-3110 RPTT: 0.00

APN#: 1220-22-110-018

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY  
9200 Oakdale Avenue  
Mail Stop: CA2-4379  
Chatsworth, CA 91311  
800-892-6902



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Space above this line for recorder's use only  
Title Order No. 110025652-NV-MAO Trustee Sale No. 144913NV Loan No. 0690947999

### NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04-27-2006. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

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On 08-17-2011 at 1:00 PM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 04-28-2006, Book 0406, Page 10395, Instrument 0673763 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: TROY ABREU, AN UNMARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as 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 a state or federal credit union, or a cashier's 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). At: AT THE DOUGLAS COUNTY COURTHOUSE, 1625 8TH STREET, MINDEN, NV all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, Nevada describing the land therein: Lot 63, as shown on the Official map of GARDNERVILLE RANCHOS UNIT NO. 5, filed for record on November 4, 1970 in the office of the County Recorder of Douglas County, Nevada, as Document No. 50056.

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: 1460 JAMES ROAD, GARDNERVILLE, NV 89460.



Title Order No. 110025652-NV-MAO Trustee Sale No. 144913NV Loan No. 0690947999

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, expressed or implied, regarding title, possession, or encumbrances, to pay 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 fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$319,275.43 (Estimated)

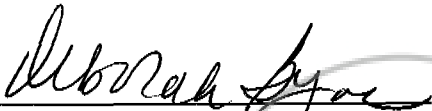
Accrued interest and additional advances, if any, will increase this figure prior to sale.

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.

Sale information: (916) 939-0772 or [www.nationwideposting.com](http://www.nationwideposting.com) (714) 730-2727 or [www.lpsasap.com](http://www.lpsasap.com) or (714) 573-1965 or [www.priorityposting.com](http://www.priorityposting.com)

Date: 07-14-2011

CALIFORNIA RECONVEYANCE COMPANY, as Trustee

  
Deborah Brignac, Vice President

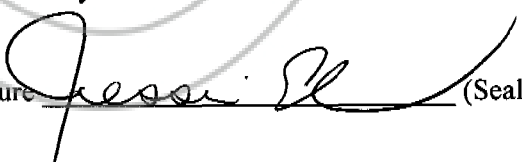
CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On 07-14-2011 before me, JESSICA ERIN SNEDDEN, "Notary Public" personally appeared DEBORAH BRIGNAC, 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.

Signature  (Seal)

