

DOC # 791638
10/27/2011 02:45PM Deputy: SG
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1011 PG-5068 RPTT: 0.00



APN: 1220-04-515-019
RECORDING REQUESTED BY
First American Title
And when Recorded mail to:
CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

Trustee Sale No. 1326525-14 Space Above This Line For Recorder's Use
The Undersigned Hereby Affirms That There Is No Social Security Number Contained In This Document.

5448984-LS

NOTICE OF TRUSTEE'S SALE
PMI 53165709

TRA: 521
REF: YOUNG, DANIEL

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED February 22, 2007. 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.

On November 16, 2011, at 1:00pm, CAL-WESTERN RECONVEYANCE CORPORATION, as duly appointed trustee under and pursuant to Deed of Trust recorded February 28, 2007, as Inst. No. 0696085, in book 0207, page 10331, of Official Records in the office of the County Recorder of DOUGLAS County, State of NEVADA executed by:
DANIEL H YOUNG, A SINGLE MAN

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK 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:

**AT THE DOUGLAS COUNTY COURTHOUSE,
1625 8TH STREET
MINDEN NEVADA**

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 described as:

LOT 38, CARSON VALLEY ESTATES UNIT NO. 3, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 15, 1971, AS DOCUMENT NO. 54454 MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.



NOTICE OF TRUSTEE'S SALE

T.S. No: 1326525-14

The street address and other common designation, if any, of the real property described above is purported to be:

**1373 TOIYABE 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.

Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$281,963.87**

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.

**FOR SALES INFORMATION: Mon - Fri 9:00am to 4:00pm (619)590-1221
CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004**

Dated: October 12, 2011

CAL-WESTERN RECONVEYANCE CORPORATION

By: *Monica L. Gonzalez*
Authorized Signature

Monica L. Gonzalez, A.V.P.

State of CALIFORNIA
County of SAN DIEGO

C. Hoy

On 10/13/11 before me, _____, a Notary Public, personally appeared Monica L. Gonzalez, A.V.P., 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 *C. Hoy*
C. Hoy

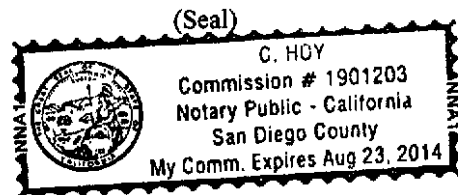




EXHIBIT A

THE LAND IS SITUATED IN CITY OF GARDNERVILLE, COUNTY OF DOUGLAS STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

LOT 38, CARSON VALLEY ESTATES UNIT NO. 3, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 15, 1971, AS DOCUMENT NO. 54454.

THAT PORTION OF LOT A-3 IN BLOCK C, AS SET FORTH IN THE LOT LINE ADJUSTMENT RECORDED IN BOOK 1190, AT PAGE 1295, BETWEEN LOT A-3, IN BLOCK C AS SHOWN ON THE AMENDED PLAT OF VALLEY VISTA SUBDIVISION FILED FOR RECORD ON NOVEMBER 30, 1988, AS DOCUMENT NO. 191759, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND LOT 38 AS SHOWN ON THE FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3 FILED FOR RECORD IN BOOK 91, AT PAGE 235, AS DOCUMENT NO. 544544, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AFORESAID LOT A-3, THENCE ALONG THE NORTH LINE OF LOT A-3 SOUTH 89°44'36" WEST A DISTANCE OF 1.56 FEET TO AN ANGLE POINT IN SAID LINE WHICH POINT IS COMMON TO THE ANGLE POINT IN THE SOUTH LINE OF AFORESAID LOT 38 AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE NORTH 89°22'36" WEST A DISTANCE OF 35.72 FEET TO A POINT; THENCE NORTH 00°23'45" WEST A DISTANCE OF 2.39 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 38; THENCE ALONG THE SOUTH LINE OF LOT SOUTH 85°32'59" EAST A DISTANCE OF 35.84 FEET TO THE TRUE POINT OF BEGINNING.