

DOC # 795847  
01/13/2012 02:48PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
LSI Title Agency Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-112 PG-2520 RPTT: 0.00



APN: 1220-03-210-043  
RECORDING REQUESTED BY  
And When Recorded Mail To:

CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004

110089960

Trustee Sale No. 1318184-15 Space Above This Line For Recorder's Use  
The Undersigned Hereby Affirms That There Is No Social Security Number Contained In This Document.

**NOTICE OF TRUSTEE'S SALE  
UNVER**

TRA: NOTSET  
REF: CROSSLEY, BRIAN

**IMPORTANT NOTICE TO PROPERTY OWNER:**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED August 27, 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 February 08, 2012, at 1:00pm, CAL-WESTERN RECONVEYANCE CORPORATION, as duly appointed trustee under and pursuant to Deed of Trust recorded August 31, 2007, as Inst. No. 0708564, in book 0807, page 9369, of Official Records in the office of the County Recorder of DOUGLAS County, State of NEVADA executed by:

**BRIAN M CROSSLEY, HUSBAND AND WIFE AND TAMYRA CROSSLEY, HUSBAND AND WIFE**

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 23, BLOCK E, AS SET FORTH ON FINAL SUBDIVISION MAP LDA 01-047, PLANNED UNIT DEVELOPMENT FOR ARBOR GARDENS, PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 18, 2002, BOOK 1002, PAGE 8115, AS DOCUMENT NO. 555262, AND BY CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 20, 2003, IN BOOK 0203, AT PAGE 7818, AS DOCUMENT NO. 567590 AND FURTHER BY CERTIFICATE OF AMENDMENT RECORDED SEPTEMBER 29, 2004 IN BOOK 0904, PAGE 11209, DOCUMENT NO. 625221.**



### NOTICE OF TRUSTEE'S SALE

T.S. No: 1318184-15

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

**1414 SUGAR MAPLE AVE  
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: **\$248,702.16**

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: **January 03, 2012**

CAL-WESTERN RECONVEYANCE CORPORATION

By

*[Handwritten Signature]*  
Authorized Signature  
**Yvonne J. Wheeler, A.V.P.**

State of CALIFORNIA  
County of SAN DIEGO

On 1/4/12 before me, C. Hoy,  
a Notary Public, personally appeared Yvonne J. Wheeler, 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 *[Handwritten Signature]*  
**C. Hoy**

(Seal)

