

DOC # 796785  
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OFFICIAL RECORD  
Requested By:  
First American Title Paseo  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-212 PG-94 RPTT: 0.00



APN: 1220-03-310-029

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
First American Title Company  
2490 Paseo Verde Parkway, Ste.100  
Henderson, NV 89074

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Trustee Sale No. 2385920-RMD

**NOTICE OF TRUSTEE'S SALE**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 9, 1998. 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 29, 2012 at 1:00 P.M.** **FIRST AMERICAN TITLE INSURANCE COMPANY**, a California Corporation as the duly appointed Trustee under and pursuant to a Deed of Trust recorded on **DECEMBER 21, 1998**, in **Book No. 1298, Page No. 5183** as **Document No. 0457066** of official records in the Office of the Recorder of Douglas County, State of Nevada executed by: **JOHN H. CHRISTL and JOAN M. CHRISTL, not personally but as Trustee's on behalf of The Christl Family 1988 Trust U/A/D 11/10/88 under the provisions of a Trust Agreement dated November 10, 1988** as Trustor, **COMSTOCK BANK**, as original Beneficiary, and assigned pursuant to a Modification of Deed of Trust dated **12/17/99**, executed by **JOHN H. CHRISTL AND JOAN M. CHRISTL, not personally but as Trustees on behalf of The Christl Family 1988 Trust U/A/D 11/10/88 under the provisions of a Trust Agreement dated November 10, 1988**, as Trustor, to secure certain obligations in favor of **CRANBERRY FINANCIAL, LLC, a Delaware limited liability company**. Said Deed of Trust was assigned by an Assignment of Construction Deed of Trust, recorded on **01/06/2012** in favor of **CAPITOL CROSSING ASSET TRUST-2011-1, a Delaware statutory trust**, as current 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 state or federal credit union or a cashier's check drawn by state or federal savings and loan association, savings association, or savings bank) all right, title, and interest conveyed to and now held by the Trustee in the hereinafter described property under and pursuant to the Deed of Trust. The 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 the Deed of Trust, interest thereon, estimated fees, charges and expenses of the



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Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Place of Sale; At the 8<sup>th</sup> Street entrance to the County Courthouse, 1616 Eighth Street, Minden, Nevada 89423.

Legal Description: **SEE EXHIBIT "A" ATTACHED HERETO FOR COMPLETE LEGAL DESCRIPTION.**

**TOGETHER WITH: All equipment, fixtures, mobile homes, manufactured homes or modular homes and other articles of personal property owned by Trustor and used in the operation of the real property together with all accessions, parts additions, replacement and substitutions for such property.**

The street address and other common designation, if any, of the real property described above is purported to be: **APN: 1220-03-310-029.**

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, express or implied, regarding title, possession, encumbrances, condition, suitability for a particular purpose or the location or existence of any personal property, to satisfy 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 fee, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to wit:

**Amount of unpaid balance and other charges: \$1,258,755.21 (Estimated).**

Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary may elect to bid less than their full credit bid.

**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.**

**THIS PROPERTY IS SOLD AS-IS, LENDER/BENEFICIARY IS UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENTS UNDER NRS 113.130 BY PURCHASING AT THIS SALE AND SIGNING RECEIPT.**





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Exhibit "A"  
Legal Description

THAT PORTION OF PARCEL B, AS SHOWN ON THAT CERTAIN MAP ENTITLED FINAL MAP CARSON VALLEY INDUSTRIAL PARK, RECORDED AS DOCUMENT NO. 47572, ON MARCH 30, 1970, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL B ON THE WESTERLY RIGHT OF WAY INDUSTRIAL WAY: THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL B SOUTH 71°18'00" WEST 491.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY SOUTH 71°18'00" WEST 133.02 FEET; THENCE LEAVING SAID BOUNDARY NORTH 05°00'00" WEST 448.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF INDUSTRIAL WAY; THENCE EASTERLY ALONG SAID RIGHT OF WAY SOUTH 87°23'00" EAST 183.31 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 02°37'00" WEST 395.82 FEET TO THE POINT OF BEGINNING

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 10, 1992 IN BOOK 1192, PAGE 1552 AS INSTRUMENT NO. 292807.