

DOC # 800603
04/11/2012 10:51AM Deputy: SG
OFFICIAL RECORD
Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-412 PG-2940 RPTT: 0.00



APN: 1420-07-113-025
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

110198378

Trustee Sale No. 1324153-15 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

TRA: NOTSET
REF: MCGAFFIN, PATRICIA

UNINS

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **January 31, 2003**. 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 **May 02, 2012**, at **1:00pm**, **CAL-WESTERN RECONVEYANCE CORPORATION**, as duly appointed trustee under and pursuant to Deed of Trust recorded **February 05, 2003**, as Inst. No. **0566279**, in book **0203**, page **01361**, of Official Records in the office of the County Recorder of **DOUGLAS** County, State of **NEVADA** executed by:
PATRICIA M MCGAFFIN, AN UNMARRIED WOMAN

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 3, IN BLOCK D, AS SHOWN ON THE FINAL MAP OF VALLEY VISTA ESTATES 1,
PHASE 1 FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER
ON JUNE 2, 1995 INBOOK 695, PAGE 389 AS DOCUMENT NO. 363386, OFFICIAL RECORDS.**



NOTICE OF TRUSTEE'S SALE

T.S. No: 1324153-15

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

**875 MEADOW VISTA DRIVE
CARSON CITY NV 89705**

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: **\$156,162.14**

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: **March 28, 2012**

CAL-WESTERN RECONVEYANCE CORPORATION

By:

Authorized Signature
Yvonne J. Wheeler, A.V.P.

State of CALIFORNIA
County of SAN DIEGO

On **MAR 29 2012** before me, **Susan L. Meyers**,
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

(Seal)

Signature

