

DOC # 0134158

08/21/2009

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**Official Record**

Recording requested By  
COW COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By DP

Book- 250 Page- 0373

APN#: 09-094-11

RECORDING REQUESTED BY:



0134158

WHEN RECORDED MAIL TO:

**CAL-WESTERN RECONVEYANCE CORPORATION**

**P.O. BOX 22004**

**525 East Main Street**

**El Cajon, CA 92022-9004**

*37792*

**The Undersigned Hereby Affirms That There Is No Social Security Number  
Contained In This Document.**

NOTICE OF TRUSTEE'S SALE

**TITLE OF DOCUMENT**



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

Trustee Sale No. **1214726-15**

Space Above This Line For Recorder's Use

33-00841385

### NOTICE OF TRUSTEE'S SALE

APN: 03-094-11 TRA:

LOAN NO: XXXXX9451

REF: MACKENZIE, MICHAEL

UNVER

#### IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **October 12, 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On **September 11, 2009**, at **3:00pm**, **CAL-WESTERN RECONVEYANCE CORPORATION**, as duly appointed trustee under and pursuant to Deed of Trust recorded **October 25, 2006**, as Inst. No. **127727**, in book **224**, page **456**, of Official Records in the office of the County Recorder of **LINCOLN** County, State of **NEVADA** executed by:

**MICHAEL MACKENZIE AND SHAUN MACKENZIE, HUSBAND AND WIFE AS JOINT TENANTS**

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 LINCOLN COUNTY COURTHOUSE,  
181 MAIN STREET  
PIOCHE 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:

**PORTION OF LOTS 4, 5 AND 6 IN BLOCK 42 OF CALIENTE, NEVADA AS SHOWN ON OFFICIAL PLAT IN THE RECORDER'S OFFICE OF LINCOLN COUNTY, NEVADA (BEING IN SECTION 7 AND 8 OF TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M.). PARCEL NO. 1-B OF THAT CERTAIN PARCEL MAP RECORDED JANUARY 9, 1989 IN BOOK A OF PLATS, PAGE 295 AS FILE NO. 90535 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**



### NOTICE OF TRUSTEE'S SALE

Loan: XXXXX9451  
T.S. No: 1214726-15

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

**551 LINCOLN STREET  
CALIENTE NV 89008**

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: **\$166,179.64**

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: August 17, 2009

CAL-WESTERN RECONVEYANCE CORPORATION

By: C Archuleta  
Authorized Signature  
**C. Archuleta, A.V.P.**

State of CALIFORNIA  
County of SAN DIEGO

**Linda Jo Davis**

On 8/17/09 before me, \_\_\_\_\_,  
a Notary Public in and for said State, personally appeared C. Archuleta, 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 [Signature]

