

AMERICAN TITLE INSURANCE COMPANY

3

20080925-0005416

WHEN RECORDED MAIL TO:
RECONTRUST COMPANY
2380 Performance Dr, RGV-D7-450
Richardson, TX 75082

Fee: \$16.00
N/C Fee: \$0.00
09/25/2008 14:08:50
T20080223755
Requestor:
TITLE COURT SERVICE INC

TS No. 08-0066716
Title Order No. 3781969

48

Debbie Conway RMS
Clark County Recorder Pgs: 3

APN No.:191-24-611-073

NEVADA NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/22/2004. 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.

Notice is hereby given that RECONTRUST COMPANY, as duly appointed trustee pursuant to the Deed of Trust executed by ERIC ZAPE A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, dated 08/22/2004 and recorded 09/10/2004, as Instrument No. 0000602, in Book 20040910, Page , of Official Records in the office of the County Recorder of CLARK County, State of Nevada, will sell on 10/14/2008 at 10:00 AM, at At the front entrance to Nevada Legal News located at 930 S. 4TH Street, Las Vegas, NV. at public auction, to the highest bidder for cash(in the forms which are lawful tender in the United States, payable in full at time of sale), 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 and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 2446 CRAIGIE CASTLE STREET, HENDERSON, NV 89052. The undersigned Trustee . disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$443,153.12. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

In addition to cash, the Trustee will accept cashier's checks 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 specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter or right. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

DATED: September 23, 2008
RECONTRUST COMPANY, Trustee
2380 Performance Dr, RGV-D7-450
Richardson, TX 75082
Phone/Sale Information (800) 281-8219

By:  _____
Deborra Carr, Team Member

RECONTRUST COMPANY is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.

EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE **STATE OF NEVADA, COUNTY OF CLARK, CITY OF HENDERSON**, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

LOT SEVENTY-SEVEN (77) IN BLOCK FIVE (5) OF ANTHEM HIGHLANDS UNIT 3 AS SHOWN BY MAP

THEREOF ON FILE IN BOOK 114 OF PLATS, PAGE 42, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE COMMON

ELEMENT LOTS AS SHOWN ON THE MAP REFERENCE TO ABOVE, AND AS FURTHER SET FORTH IN

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM HIGHLANDS,

RECORDED JULY 25, 2003 IN BOOK 20030725 AS DOCUMENT NO. 01651 OF OFFICIAL RECORDS, AND

AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

191-24-611-073