

DOC # 739502
03/13/2009 09:15AM Deputy: GB
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-309 PG-3069 RPTT: 0.00



WHEN RECORDED MAIL TO:

The Cooper Castle Law Firm, LLP
A MultiJurisdictional Law Firm
820 S. Valley View Blvd.
Las Vegas, NV 89107
Attn: Shannon White

First American Title

T.S. No: 07-12-9585
Tax Parcel No.: 1320-29-117-010
Title Report No.: 3551091- A 3

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED Oct 04, 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.

A public auction sale to the highest bidder for a cashier's check drawn on a state or national bank will be held by the duly appointed trustee as shown below. 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, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the 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.

TRUSTOR: Lee Brent

Duly Appointed Trustee: **The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP**
Recorded as Instrument No. **0686241**, on **Oct 12, 2006**, in Book n/a, of Official Records in the office of the Recorder of Douglas County, Nevada, Described as follows:

UNIT 202, AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO.5, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 10, 1994 IN BOOK 294 OF OFFICIAL RECORDS AT PAGE 1845, AS DOCUMENT NO. 329790.

Date of Sale: **Apr 03, 2009 at 1:30 p.m.**

Place of Sale: **The 8th Street Entrance County Courthouse 1616 8th Street, Minden, Nevada**

Estimated Sale Amount: **\$349,412.65**

Street Address or other common designation
of real property:

1781 Birch Court, Minden, Nevada 89423

APN #: **1320-29-117-010**

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

Date: March 6, 2009

The Cooper Castle Law Firm
fka The Cooper Christensen Law Firm, LLP
820 South Valley View Blvd.
Las Vegas, Nevada 89107
(702) 435-4175
www.ccfirm.com



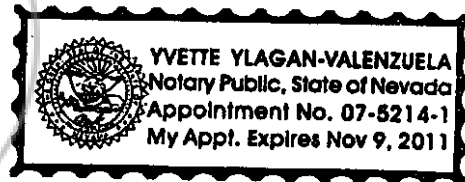
Melissa Roberts
Trustee's Sale Officer

State of Nevada } SS.
County of Clark }

On March 6, 2009 before me, the undersigned, Yvette Ylagan-Valenzuela personally appeared Melissa Roberts personally known to me (or 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.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



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