

DOC # 743970
05/28/2009 12:34PM Deputy: DW
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-509 PG-7036 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

T.S. No: 08-10-6484
Tax Parcel No.: 1220-03-311-021
Title Report No.: 3904262

First American Title NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED Sep 22, 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: Michael V Paustian
Duly Appointed Trustee: **The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP**
Recorded as Instrument No. 0685518, on Sep 29, 2006, in Book 0906 Page 10885, and Re-Recorded October 11, 2006 In Book 1006 As Instrument No. 3630 As Instrument No. 0686171, Both of Official Records in the office of the Recorder of Douglas County, Nevada, Described as follows:

LOT 24, BLOCK D, AS SET FORTH ON FINAL SUBDIVISION MAP LDA 01-047, PLANNED UNIT DEVELOPMENT FOR ARBOR GARDENS, PHASE 4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 17, 2005, BOOK 1005, PAGE 7083, AS DOCUMENT NO. 657923.

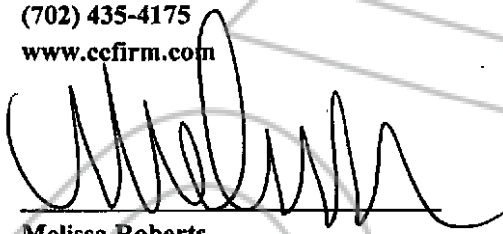
Date of Sale: Jun 12, 2009 at 1:30 PM
Place of Sale: The 8th Street Entrance County Courthouse 1616 8th Street, Minden, Nevada.
Estimated Sale Amount: \$230,321.27
Street Address or other common designation of real property: 1282 White Ash Drive
Gardnerville NV 89410

APN #: 1220-03-311-021

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: May 15, 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 5.15.09 before me, the undersigned, Jessica Chester 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 J. Chester (Seal)



PAGE 2 OF 2



BK-509
PG-7037