

DOC # 744764  
06/09/2009 02:09PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-609 PG-2725 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: 08-12-7431  
Tax Parcel No.: 1220-16-310-094  
Title Report No.: 3930259

*First American Title*

**NOTICE OF TRUSTEE'S SALE**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED Nov 28, 2007. 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: Mark C Buckingham**  
Duly Appointed Trustee: **The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP**  
Recorded as Instrument No. 714175, on Dec 03, 2007, in Book 1207, Page 223 of Official Records in the office of the Recorder of Douglas County, Nevada, Described as follows:

**PARCEL 1:**  
**PARCEL 19 AS SHOWN ON THE FINAL MAP #PD 04-003 FOR SEQUOIA VILLAGE PLANNED DEVELOPMENT RECORDED MARCH 16, 2006, IN BOOK 0306, AT PAGE 5641, AS DOCUMENT NO. 669980 IN THE OFFICALS RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL 2:**  
**AN EASEMENT FOR OPEN SPACE, PUBLIC UTILITY, DRAINAGE AND ACCESS OVER PARCEL B, COMMON AREA, AS SHOWN ON FINAL MAP #PD 04-003 FOR SEQUOIA VILLAGE PLANNED DEVELOPMENT RECORDED MARCH 16, 2006, IN BOOK 0306, AT PAGE 5641, AS DOCUMENT NO. B69980 IN THE OFFICAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

Date of Sale: **June 26, 2009 at 1:30 PM**  
Place of Sale: **The 8<sup>th</sup> Street Entrance County Courthouse 1616 8<sup>th</sup> Street, Minden, Nevada.**  
Estimated Sale Amount: **\$235,997.87**  
Street Address or other common designation  
of real property: **1267 Woodside Drive  
Gardnerville, Nevada 89410**

APN #: **1220-16-310-094**

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: **June 1, 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**

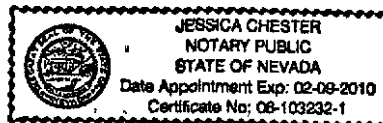
  
\_\_\_\_\_  
**Melissa Roberts  
Trustee's Sale Officer**

State of Nevada } SS.  
County of Clark }

On 6.1.09 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)



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