



APN# : 1320-02-001-083

**Recording Requested By:**  
Western Title Company, Inc.  
**Escrow No.:** 025974-FCL

**When Recorded Mail To:**  
Western Title Co  
Po Box 3059  
Reno, NV  
89505

**Mail Tax Statements to: (deeds only)**

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(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

**Signature**

  
Joy M. Taghiof

**Foreclosure Officer**

**Notice of Trustee's Sale**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)



A. P. No. 1320-02-001-083  
No. 25974-FCL

When recorded mail to:  
Western Title Company, LLC  
241 Ridge Street  
Reno, NV 89501

NOTICE OF TRUSTEE'S SALE

WHEREAS, MIDCOUNTRY BANK, a Federal Savings Bank, is the owner and holder of that certain obligation secured by Deed of Trust dated October 29, 2007, executed by RICK A. ACKERSON and DAWN M. ACKERSON, husband and wife, Trustor, to RICHARD A. HILLS, JR., Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a Delaware corporation (MERS), Beneficiary, and MIDCOUNTRY BANK, a Federal Savings Bank, as Lender, which Deed of Trust was recorded October 30, 2007, as Document No. 712100, Official Records, Douglas County, Nevada; and

WHEREAS, the beneficial interest in said Deed of Trust was assigned to MIDCOUNTRY BANK, a Federal Savings Bank, as evidenced by that certain Assignment of Mortgage recorded May 14, 2009, as Document No. 743173, Official Records, Douglas County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, was substituted as Trustee under said Deed of Trust in the place and stead of RICHARD A. HILLS, JR., by document recorded May 14, 2009, as Document No. 743174, Official Records, Douglas County, Nevada; and

WHEREAS, default has been made by said Trustor in the payment of the debt evidenced by the Promissory Note for which said Deed of Trust is security, and the said MIDCOUNTRY BANK did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded May 14, 2009, as Document No. 743175, Official Records, Douglas County, Nevada; and

WHEREAS, MIDCOUNTRY BANK has made demand upon said Trustee that said Trustee proceed to sell the land and premises described in said Deed of Trust;

NOW, THEREFORE, pursuant to said demand, and in accordance with the terms and under the authority of said Deed of Trust, said WESTERN TITLE COMPANY, LLC, as such Trustee,



does hereby give notice that on the 17<sup>TH</sup> day of SEPTEMBER, 2009, at the hour of 11.00 o'clock A.M. on said day, at the entrance to the Douglas County Courthouse, located at 1625 8th Street, in Minden, Nevada, said Trustee will sell at public auction to the highest bidder, for current lawful money of the United States of America, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 3 of PIONEER HEIGHTS SUBDIVISION UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 13, 1961, as Document No. 17360.

The property address is purported to be 2583 Fremont Street, in Minden, Nevada. The current outstanding principal balance is approximately \$477,712.14, which is owed together with interest, late charges, advances, interest on advances, foreclosure fees and costs, and other expenses or costs not herein disclosed. The opening bid amount may be more or less than the outstanding principal balance as indicated.

The undersigned disclaims any liability for the accuracy of the above-described address, APN, or principal balance. Verification of such information can be requested during normal business hours at the office of the Trustee, whose address is 241 Ridge Street, Reno, Nevada 89501, Telephone No. (775) 850-7176.

DATED: 8-25, 2009.

WESTERN TITLE COMPANY, LLC

By: Joy M. Taghiof

Joy M. TAGHIOF  
FORECLOSURE OFFICER

STATE OF NEVADA             )  
  ) ss  
COUNTY OF WASHOE             )

This instrument was acknowledged before me on 8-25, 2009, by Joy M. Taghiof as FORECLOSURE OFFICER of/for WESTERN TITLE COMPANY, LLC.

Diane Perez  
Notary Public

 DIANE PEREZ  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 98-49401-2 - Expires November 18, 2010