

DOC # 751182
09/24/2009 03:09PM Deputy: DW
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-909 PG-5159 RPTT: 0.00



RECORDING REQUESTED BY:
Executive Trustee Services, LLC

AND WHEN RECORDED MAIL TO
Executive Trustee Services, LLC
2255 North Ontario Street, Suite 400
Burbank, California 91504-3120

APN. 1420-07-616-029
T.S. No. GM-203794-C
Loan No. 0422682534

070425966

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/7/2004. 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.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by the duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. This property is sold as-is, lender is unable to validate the condition, defects or disclosure issues of said property and Buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing said receipt. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

TRUSTOR STEVE R. BIRNBERG AND JULIE A. BIRNBERG, HUSBAND AND WIFE

Recorded 12/16/2004 as Instrument No. 0632184 in Book 1204, page 07849 of Official Records in the office of the Recorder of Douglas County, Nevada,

Date of Sale: 10/21/2009 at 1:00 PM

Place of Sale: **At the 8th Street entrance to the County Courthouse, 1616 Eighth Street, Minden, Nevada**

Property Address is purported to be: **3560 OPALITE COURT
CARSON CITY, Nevada 89705-0000**

The total amount secured by said instrument as of the time of initial publication of this notice is **\$187,594.00**, which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial publication of this notice.

Date: 9/21/2009

**Executive Trustee Services, LLC,
2255 North Ontario Street, Suite 400,
Burbank, California 91504-3120
Sale Line: 714-730-2727**


Heanna Petersen, Limited Signing Officer



State of California } SS.
County of Los Angeles }

On 9/21/2009 before me, **Christine E. Gomez-Schwab** Notary Public, personally appeared **ILEANNA PETERSEN** who 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.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)
Christine E. Gomez-Schwab

