

DOC # 753590
11/06/2009 02:37PM Deputy: DW
OFFICIAL RECORD
Requested By:
NORTHERN NEVADA TITLE CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-1109 PG-1941 RPTT: 0.00

A.P.N. 1220-08-410-012
Trustee's Sale No. DO-1091593-FC



RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

NNTC
307 W. WINNIE LANE
CARSON CITY, NV 89703

THIS SPACE FOR RECORDER'S USE ONLY

NOTICE OF TRUSTEE'S SALE

NORTHERN NEVADA TITLE COMPANY, a Nevada corporation, as Substituted Trustee, under Deed of Trust executed by Jon Sherbon and Kathleen Sherbon, Trustor, to secure certain obligations in favor of Coker-Ewing-Nev, LLC, a Nevada Limited Liability Company, Beneficiary, recorded April 17, 2007, in Book 0407, Official Records, at Page 5203, as Document No. 699313, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at the time of sale in lawful money of the United States of America) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property hereinafter described, to-wit:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 35, in Block A, as set forth on the Final Subdivision Map, Planned Unit Development, PD 03-011 for ROCKY TERRACE filed in the office of the County Recorder of Douglas County, State of Nevada on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.
Property Address: 1012 Rocky Terrace Drive, Gardnerville, NV 89460

The beneficiary under said Deed of Trust, by reason of a breach or default in the obligations secured thereby, heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and written Notice of Breach and of election to cause the undersigned to sell said property to satisfy said Breach of and Election to Sell to be recorded August 4, 2009, in Book 809, Official Records, at Page 512, as Document No. 748275. Said sale will be made, but without covenant or warranty, expressed or implied, including but not limited to the disclosures required pursuant to NRS.113.130, regarding title, possession, encumbrances or the condition of the property being sold, to pay the remaining principal sum of the note secured by said Deed of Trust, with interest as in said note provided, advances, if any, under the terms of said Deed of Trust, fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust.



Said Sale will be held on:

December 4, 2009, at 11:00 a.m. on the front steps of the Douglas County Courthouse, located at 1616 8th Street, Minden, NV 89423.

At the time of the initial publication of this notice, the estimated amount of the unpaid balance of the obligations secured by the above described Deed of Trust, costs, expenses and advances is: \$180,393.84

Cash received by the Trustee in excess of \$10,000.00, will be subject to the reporting provision of Section 146 of the Deficit Reduction Act of 1984 (Public Law 98-369).

Dated: November 5, 2009
NORTHERN NEVADA TITLE COMPANY, a Nevada corporation
as Trustee

By:

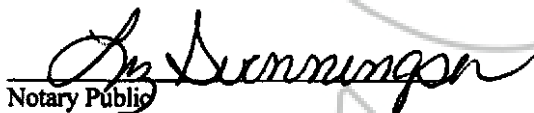

Lanette Inman, Secretary Treasurer

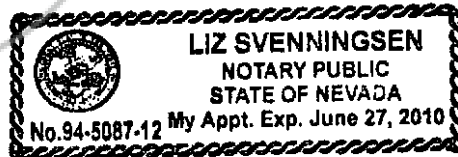
307 W. Winnie Lane, Suite 5
Carson City, Nevada 89703

STATE OF NEVADA)

COUNTY OF CARSON CITY)

ON NOVEMBER 5, 2009 before me, the undersigned, a Notary Public in and for said County and State, personally appeared LANETTE INMAN known to me to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws and Resolution of its Board of Directors.


Notary Public



Publish: November 13th, 2009; November 20th, 2009 and November 27th, 2009.