

DOC # 753705
11/09/2009 03:33PM Deputy: GB
gb OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-1109 PG-2400 RPTT: 0.00

[Recording requested by:]

[When recorded mail to:]

Law Offices of Les Zieve
18377 Beach Blvd., Suite 210
Huntington Beach, California 92648

APN No.: 1420-33-501-018
T.S. No. 09-04230
Loan No. 70232012



The undersigned hereby affirms that there is no Social Security number contained in this document.

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/22/2005. 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 as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described 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: RUSSELL H. STOKES, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Duly Appointed Trustee: **Western Progressive, LLC**

Recorded 12/30/2005 as Instrument No. 0664699 in book 1205, page 13424 of Official Records in the office of the Recorder of Douglas County, Nevada, Described as follows:

Being a portion of Northeast 1/4 of the Northeast 1/4 of Section 33, Township 14 North, Range 20 East, M.D.B. & M., further described as follows:

Parcel 1 as set forth on Parcel Map LDA 04-020 for Arthur W. and Marva M. Duckworth, filed in the Office of the County Recorder of Douglas County, State of Nevada on November 30, 2004, Book 1104, Page 13560, Document No. 630597.

Date of Sale: **11/18/2009 at 1:00 PM**

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

Estimated Sale Amount: **\$504,487.30**

Street Address or other common designation of real property: **2798 CLAPHAM LANE
MINDEN, NV 89423**

A.P.N. No.: 1420-33-501-018



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: 10/12/2009

Western Progressive, LLC as TRUSTEE by Law Offices of Les Zieve, as agent
18377 Beach Blvd., Suite 210
Huntington Beach, California 92648
Automated Sale Information Line: (714) 730-2727 or
www.lpsasap.com
For Non-Automated Sale Information, call: (714) 848-7920

Christine O'Brien, Trustee Sale Officer

State of CALIFORNIA
County of ORANGE

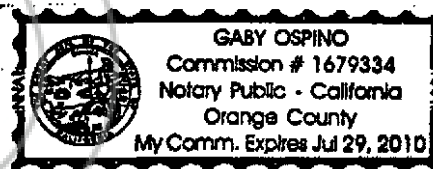
On 10-12-09, before me, Gaby Ospino
personally appeared Christine O'Brien

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 of Notary



THIS FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.