

DOC # 757064
01/13/2010 09:27AM Deputy: SD
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE NDT
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-110 PG-2218 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: Jessica Chester

T.S. No: 09-04-3461
Tax Parcel No.: 1420-18-212-017
Title Report No.: 4126526

First American Title

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED Oct 14, 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 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: Nickey L Brooks and Vince M Brooks
Duly Appointed Trustee: **The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP**
Recorded as Instrument No. **0658117**, on **Oct 18, 2005**, in Book, of Official Records in the office of the Recorder of **Douglas County, Nevada**, Described as follows:

LOT 8, IN BLOCK A, AS SHOWN ON THE OFFICIAL MAP OF VALLEY VISTA ESTATES II, UNIT 1, A PLANNED UNIT DEVELOPMENT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON DECEMBER 17, 1993, IN BOOK 1293, AT PAGE 3652, AS DOCUMENT NO. 325265 OFFICIAL RECORDS

Date of Sale: **Feb 05, 2010 at 1:30PM**
Place of Sale: **8TH Street Entrance County Courthouse 1616 8th Street, Minden, Nevada**
Estimated Sale Amount: **\$274,502.70**
Street Address or other common designation
of real property: **3339 Coloma Drive
Carson City, NV 89705**

APN #: 1420-18-212-017



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: January 8, 2010

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

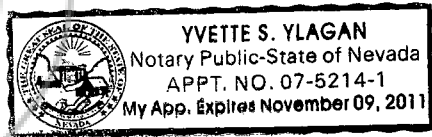
Janessa Roberts
Trustee's Sale Officer

State of Nevada } SS.
County of Clark }

On Jan 8, 2010 before me, the undersigned, Yvette S. Ylagan personally appeared Janessa 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 Yvette S. Ylagan (Seal)



Exp: Nov. 9, 2011