

DOC # 757065
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-2220 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: 09-04-2900
Tax Parcel No.: 1220-03-110-009
Title Report No.: 4077306**

First American Title

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED Dec 02, 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: David W. Carney and Judy R. Carney

**Duly Appointed Trustee: The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP
Recorded as Instrument No. 0662676, on Dec 08, 2005, in Book , of Official Records in the office of the Recorder of Douglas County, Nevada, Described as follows:**

LOT 31 IN BLOCK D AS SHOWN ON MAP ENTITLED STODICK ESTATES SOUTH PHASE 1, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED DECEMBER 13, 2004 AS DOCUMENT NO. 631678 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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: \$405,833.02

**Street Address or other common designation
of real property:**

**1375 Bryan Ln
Gardnerville, Nevada 89410**

APN #: 1220-03-110-009



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

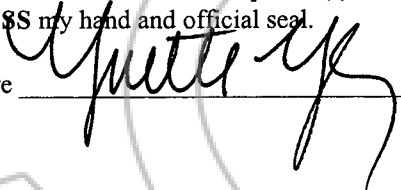
The Cooper Castle Law Firm
fka The Cooper Christensen Law Firm, LLP
820 South Valley View Blvd.
Las Vegas, Nevada 89107
(702) 435-4175
www.ccfirm.com

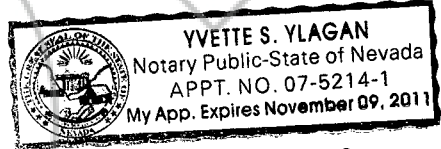


Janessa Roberts
Trustee's Sale Officer

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  (Seal)



Exp: Nov. 9, 2011