

DOC # 759272
02/25/2010 02:55PM Deputy: GB
OFFICIAL RECORD
Requested By:
WESTERN TITLE INC RIDGE
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-210 PG-5186 RPTT: 0.00

APN#: 1320-30-714-014

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 029749-FCL



When Recorded Mail To:

Western Title Co.

PO Box 3059

Reno, NV

89505

Mail Tax Statements to: (deeds only)

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(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature


Joy M. Taghiof

Foreclosure Officer

Notice of Trustees Sale

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

FCL 29749

NOTICE OF TRUSTEE'S SALE

WHEREAS, PLUMAS BANK is the owner and holder of an obligation secured by that certain Deed of Trust dated April 8, 2006, executed by HARRY P. GORDON and KAREN J. McCLENAHAN, Husband and Wife, as Trustor, to PLUMAS BANK, Beneficiary, recorded April 20, 2005, Document No. 642328, of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, and a Modification to correct the date of that certain Deed of Trust dated July 14, 2005 and recorded July 20, 2005, Document No. 658329, Official Records in the Office of the County Recorder of Douglas County, securing, among other obligations, one note in the amount of \$615,000.00 dated April 8, 2006; and modified in a Change in Terms Agreement dated July 14, 2005, in favor of PLUMAS BANK; and

WHEREAS, WESTERN TITLE COMPANY, INC., a Nevada corporation, was substituted as Trustee under said Deed of Trust in the place and stead of MARQUIS TITLE & ESCROW INC., recorded on November 23, 2009, as Document No. 754377, Official Records in the Office of the County Recorder of Douglas County, State of Nevada; and

WHEREAS, default has been made by said Trustor in the payment of the debt evidenced by the Promissory Note for which the Deed of Trust is security, and PLUMAS BANK, did cause Notice of Default and Election to Sell under the Deed of Trust to be recorded on November 23, 2009, as Document No. 754378, Official Records in the Office of the County Recorder of Douglas County, State of Nevada; and

WHEREAS, PLUMAS BANK, has made demand upon the Trustee to proceed to sell the land and premises described in the Deed of Trust;

NOW, THEREFORE, pursuant to such demand and in accordance with the terms and under the authority of the Deed of Trust, **WESTERN TITLE COMPANY as Trustee, does hereby give notice that on the 23rd day of MARCH, 2010, at the hour of 11:00 o'clock am, at the steps of the Douglas County Courthouse**, located at 1625 8th Street Minden, Nevada, WESTERN TITLE COMPANY of Reno, Nevada, by reason of now continuing default in the payment or performance of obligations secured by said Deed of Trust, including the breach or default, will sell at public auction to the highest bidder for lawful money of the United States of America, all right, title and interest now held by it under said Deed of Trust in the property situate in the County of Douglas, State of Nevada, being Assessor's Parcel No. 1320-30-714-014, more particularly described as follows:

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

Parcel 5H, as set forth on the Record of Survey #2 for Minden Village filed for record in the office of the Douglas County Recorder on March 8, 2005, in Book 0305, Page 2933, as Document No. 638393.



TOGETHER WITH all the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining, including without limitation entitlements, will serve commitments, water and water rights, and rights of way, if any, which are used on or is in anywise appurtenant to aforesaid premises, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

The current outstanding principal balance is approximately \$570,458.21, which is owed together with interest, late charges, advances, interest on advances, foreclosure fees and costs, and other expenses or costs not herein disclosed. The opening bid amount may be more or less than the outstanding principal balance indicated.

The undersigned disclaims any liability for the accuracy of the above-referenced assessor's parcel number or principal balance. Verification of such information can be requested during normal business hours at the office of the Trustee, whose address is: 241 Ridge Street, Reno, Nevada 89501, Telephone No. (775) 850-7176.

The sale will be made as-is without covenant, or warranty, express or implied, regarding title, possession, or encumbrances. Beneficiary is unable to validate the condition, defects or disclosure issues of said property and Buyer shall waive the disclosure requirements under NRS 113.130 by purchasing at this sale.

DATED: This 25th day of FEBRUARY, 2010.

WESTERN TITLE COMPANY, LLC,
a Nevada limited liability company

By [Signature]
Joy M. Taghiof, Foreclosure Officer

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on 2-25, 2010, by JOY M. TAGHIOF, Foreclosure Officer of WESTERN TITLE COMPANY, LLC, a Nevada limited liability company.



[Signature]
Notary Public