

DOC # 762479  
04/23/2010 08:52AM Deputy: GB  
**OFFICIAL RECORD**  
Requested By:  
LSI TITLE AGENCY INC.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-410 PG-4322 RPTT: 0.00



RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

**REGIONAL TRUSTEE SERVICES CORPORATION**  
616 1st Avenue, Suite 500  
Seattle, WA 98104



APN NO. 1320-30-511-010

**NOTICE OF TRUSTEE'S SALE**  
Trustee's Sale No. 07-FEE-80599

**NOTICE IS HEREBY GIVEN THAT on May 12, 2010, at 01:00 PM, REGIONAL SERVICE CORPORATION, a California corporation, as duly appointed Successor Trustee under that certain Deed of Trust dated 3/1/2007, recorded on 3/16/2007, as Instrument No. 0697205, of Official Records in the office of the Recorder of DOUGLAS County, State of NEVADA, executed by WARD JOSEPH KOEPENICK & MARILYN LOUISE KOEPENICK, HUSBAND AND WIFE, as Trustors, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION, as Beneficiary, by reason of said continuing default in the payment or performance of obligations secured by said Deed of Trust, including the breach or default, notice of which was recorded in the office of the County Recorder of DOUGLAS County, NEVADA, more than three months prior to the date hereof, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, or cashier's check (payable at the time of sale in lawful money of the United States of America) AT THE 8TH STREET ENTRANCE TO THE COUNTY COURTHOUSE, 1616 EIGHTH STREET, in the City of MINDEN, County of DOUGLAS, State of NEVADA, all right, title and interest conveyed to and now held by it under said Deed of Trust in and to the following described property situated in the aforesaid County and State, to-wit:**

LOT 14, IN BLOCK B, AS SET FORTH ON FINAL MAP PD 02-04 FOR LA COSTA AT MONTE VISTA PHASE I, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON APRIL 25, 2005 IN BOOK 0405, AT PAGE 9815, AS DOCUMENT NO. 642625, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Commonly know as: 1763 TORINA WAY  
MINDEN, NV 89423.

If a street address is shown, no warranty is given as to its completeness or correctness.

Said sale will be made, without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal balance of said note, to-wit: \$387,257.04, with interest from 11/1/2008, as provided in said note, together with 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. This property will be sold as-is; lender is unable to validate the condition, defects or disclosure issues of said property and buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing said receipt.



Dated: 10/30/2009

REGIONAL SERVICE CORPORATION, Trustee

By

Jean Greagor  
JEAN GREAGOR, AUTHORIZED AGENT  
616 1st Avenue, Suite 500  
Seattle, WASHINGTON 98104  
Telephone Number: (800) 542-2550  
Sale Information: (714) 730-2727 or <http://www.rtrustee.com>

STATE OF WASHINGTON        )  
  ) ss.  
COUNTY OF KING         )

On 10/30/2009, before me, the undersigned, a Notary Public in and for said state, duly commissioned and sworn, personally appeared JEAN GREAGOR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, as AUTHORIZED AGENT, on behalf of the corporation therein named and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Tracey Barksdale  
NOTARY PUBLIC in and for the State of  
WA, residing at: Seattle  
My commission expires: 9/26/11

TRACEY M. BARKSDALE  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
09-26-11