

DOC # 766456
07/02/2010 11:09AM Deputy: SG
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE NDT
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-710 PG-503 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: 09-11-30846
Tax Parcel No.: 1220-11-002-005
Title Report No.: 4326709 - *AS*

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED Nov 25, 2003. 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: **Richard D. Armstrong and Esther Susan Armstrong**
Duly Appointed Trustee: **The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP**
Recorded as Instrument No. **0598549**, on **Dec 03, 2003**, in Book N/A, of Official Records in the office of the Recorder of **Douglas County, Nevada**, Described as follows:

BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A, AS SET FORTH ON PARCEL MAP FOR OWEN, GOLDBERG AND TOMERLIN, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 21, 1985 IN BOOK 1085, PAGE 1860, AS DOCUMENT NO. 125473 OF OFFICIAL RECORDS.

Date of Sale: **Jul 23, 2010 at 1:30 PM**
Place of Sale: **The 8th Street Entrance County Courthouse 1616 8th Street, Minden, Nevada.**
Estimated Sale Amount: **\$249,885.85**
Street Address or other common designation of real property: **1075 Sawmill Road
Gardnerville, Nevada 89410**

APN #: **1220-11-002-005**
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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: **June 23, 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 6.23.2010 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)

