

DOC # 771742  
10/06/2010 03:15PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-1010 PG-975 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: 09-08-6200  
Tax Parcel No.: 1220-15-410-050  
Title Report No.: 4225263 *AS*

**NOTICE OF TRUSTEE'S SALE**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED Dec 03, 2004. 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: **Miguel Perez**  
Duly Appointed Trustee: **The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP**  
Recorded as Instrument No. **0631713**, on **Dec 13, 2004**, in Book N/A, of Official Records in the office of the Recorder of **Douglas County, Nevada**, Described as follows:

**LOT 13, IN BLOCK 0, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 10, 1967, IN MAP BOOK 1, FILING NO. 35914.**

Date of Sale: **Oct 27, 2010 at 1:00 PM**  
Place of Sale: **The 8<sup>th</sup> Street Entrance County Courthouse 1616 8<sup>th</sup> Street, Minden, Nevada**  
Estimated Sale Amount: **\$139,436.65**  
Street Address or other common designation of real property: **831 Whitney Way  
Gardnerville, Nevada 89460**

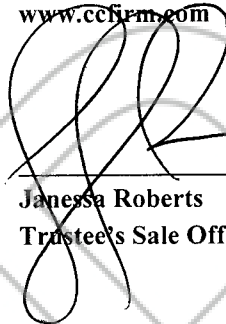
APN #: **1220-15-410-050**  
**PAGE 1 OF 2**



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: September 27, 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

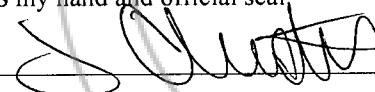


Janessa Roberts  
Trustee's Sale Officer

State of Nevada } SS.  
County of Clark }

On September 27, 2010 before me, the undersigned, Jessica Chester 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)

