

DOC # 780052  
03/16/2011 09:42AM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE OF NEVADA  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-311 PG-3246 RPTT: 0.00



**APN:** 1320-30-411-005  
**Recording Requested by:**  
Stewart Title of Nevada Holdings Inc.

**Mail Tax Statements to:**

**When recorded mail to:**  
Stewart Title of Nevada Holdings Inc.  
1070 Caughlin Crossing  
Reno, NV 89519

**NOTICE OF TRUSTEE'S SALE**  
NO.: 1024908-02

WHEREAS, Stewart Title of Nevada Holdings, Inc., a Nevada corporation, is trustee under Deed of Trust dated February 11, 2005 executed by Cottages, LLC, a Nevada limited liability company, as Trustor in favor of LOUIS A. HEATON AS TO AN UNDIVIDED 9.8425% : INTEREST; SANDRA ROBINETTE, A SINGLE WOMAN, AS TO AN : UNDIVIDED 5.9055% INTEREST; GLENN HOUGH AND RHONDA : ZUTI-HOUGH, HUSBAND AND WIFE AS COMMUNITY PROPERTY : WITH RIGHT OF SURVIVORSHIP AS TO AN UNDIVIDED : 5.9055% INTEREST; SARA PETERSEN, A SINGLE WOMAN AS : TO AN UNDIVIDED 7.874 INTEREST; YVONNE E. DORY AS : TRUSTEE OF THE DORY FAMILY TRUST DATED 10/9/90 : AS TO AN UNDIVIDED 7.874% INTEREST; TOM KEATING : AND MARTHA KEATING AS TRUSTEES OF THE TOM & : MARTHA KEATING FAMILY TRUST AS TO AN UNDIVIDED : 7.874% INTEREST; AND LISA LEKUMBERRY AS TRUSTEE : OF THE GIOVACCHINI FAMILY 1989 "A" TRUST AS : TO AN UNDIVIDED 54.7255% INTEREST. , as Beneficiary, and recorded February 15, 2005, as Book 0205, Page 5292-5305 Instrument No. ~~036474~~ \*and modified by a Modification Agreement recorded August 16, 2006 as Book 0806, Page 6395 Instrument No. 0682401 of Official Records of Douglas County, Nevada; and securing among other obligations, one promissory note in the original principal amount of \$1,270,000.00; that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by; LOUIS A. HEATON AS TO AN UNDIVIDED 9.8425% : INTEREST; SANDRA ROBINETTE, A SINGLE WOMAN, AS TO AN : UNDIVIDED 5.9055% INTEREST; GLENN HOUGH AND RHONDA : ZUTI-HOUGH, HUSBAND AND WIFE AS COMMUNITY PROPERTY : WITH RIGHT OF SURVIVORSHIP AS TO AN UNDIVIDED : 5.9055% INTEREST; SARA PETERSEN, A SINGLE WOMAN AS : TO AN UNDIVIDED 7.874 INTEREST; YVONNE E. DORY AS : TRUSTEE OF THE DORY FAMILY TRUST DATED 10/9/90 : AS TO AN UNDIVIDED 7.874% INTEREST; TOM KEATING : AND MARTHA KEATING AS TRUSTEES OF THE TOM & : MARTHA KEATING FAMILY TRUST AS TO AN UNDIVIDED : 7.874% INTEREST; AND LISA LEKUMBERRY AS TRUSTEE : OF THE GIOVACCHINI FAMILY 1989 "A" TRUST AS : TO AN UNDIVIDED 54.7255% INTEREST. ; \*636747

WHEREAS, default has been made in the payment of the debt evidenced by the promissory note for which said deed of trust was give as security, and said beneficiary did cause a Notice of Default and Election to Sell under said deed of trust to be recorded in the office of the County Recorder of DouglasCounty, Nevada, on December 2, 2009, as Instrument No. 754784;



WHEREAS, Stewart Title of Nevada Holdings Inc., a Nevada corporation, on April 7, 2011 at 11:30 AM, will sell at public auction, to the highest bidder CASH, lawful money of the United States of America, at the Douglas County Courthouse located at 1625 8<sup>th</sup> Street, Minden, Nevada 89423, 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, described as follows:

**PARCEL I:**

A parcel of land located within a portion of the Southwest 1/4 of Section 30 and the Northwest 1/4 of Section 31, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northeast corner of Parcel 4 as shown on the Final Map for Westwood Village No. 4, Phase A, recorded September 29, 1992 in the office of The County Recorder, Douglas County, Nevada in Book 992, at Page 5212, as Document No. 289477, the Point of Beginning; thence along the boundary of said Parcel 4 South 00°49'00" West, 391.00 feet; thence South 89°11'00" East, 359.56 feet to a 3/8 rebar (no tag) per said Final Map; thence South 00°47'38" West, 514.08 feet to a 2" iron pipe, R.L.S. 2280; thence North 58°01'34" West, 420.41 feet; thence North 00°49'00" East, 246.49 feet; thence North 89°11'00" West, 36.00 feet; thence North 00°49'00" East, 441.00 feet to a point on the Southerly right-of-way of Mahogany Drive; thence along said Southerly right-of-way South 89°11'00" East, 36.00 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey recorded on October 25, 1996, in Book 1096, Page 4725, as Document No. 399673.

Assessors Parcel No. 1320-30-411-005

**PARCEL II:**

A strip of land for private access purposes, including without limitation, vehicular and pedestrian ingress, egress, and maintenance, located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of Parcel 2C sa shown on the Parcel Map #97-056 for Patrick A. Fagen and A.A. and Emaleen Fagen recorded March 25, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 435764, the POINT OF BEGINNING;

thence along the easterly line of said Parcel 2C, South 00°49'00" West, 60.57 feet;  
thence North 89°11'00" West, 50.00 feet;  
thence North 47°45'21" West, 22.02 feet;  
thence North 00°49'00" East, 46.00 feet to a point on the southerly right-of-way of Mahogany Drive; thence along said southerly right-of-way of Mahogany Drive, South 89°11'00" East, 66.51 feet to the POINT OF BEGINNING.

Commonly known as: 1590 Hwy 88, Minden, NV 89423.  
APN#: 1320-30-411-005

WHEREAS, Beneficiary has made demand upon said Trustee that said Trustee proceed to sell the land and premises hereinafter described.



TOGETHER WITH, the improvements thereon and all and singular tenements, hereditaments and appurtenances thereunto belonging or appertaining, rents, issued and profits thereof.

SAID SALE, will be made without covenant or warranty, expressed or implied, regarding title, possession or encumbrances to pay the unpaid balance of said note, to wit \$1,270,000.00, with interest thereon from December 15, 2007, as in said note provided, advances, if any, and costs of the trustee under the terms of said Deed of Trust will be additional.

This property is sold "as-is", lender is unable to validate the condition, defects or disclosure issues of said property and any buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing a receipt.

The contact information of the person authorized to provide information relating to the foreclosure status of the property is: Sierra Financial Mortgage Attn: Chris Coombs 3860 GS Richards Blvd. Carson City NV 89703. Telephone 775-885-8847.

Dated: March 14, 2011

Stewart Title of Nevada Holdings, Inc., as Trustee

By: *Suzanne Haskins*  
Suzanne Haskins  
Assistant Secretary

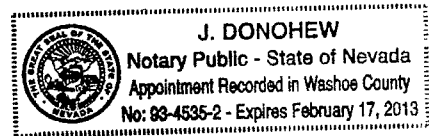
State of Nevada            }  
                                      } ss.  
County of Washoe        }

This instrument was acknowledged before        March 14  
me on

by: Suzanne Haskins, Assistant Secretary of Stewart Title of Nevada Holdings Inc.

WITNESS my hand and official seal.

Signature: *J. Donohew*  
Notary Public



Do Not Publish Below This Line

Land situated in the East Fork Judicial Township  
Publish Notice of Sale in The Record Courier  
Three times on March 16, 2011, March 23, 2011 and March 30, 2011