

A. P. No. 1320-33-402-064
No. 34952-FCL

When recorded mail to:
Western Title Company, LLC
5390 Kietzke Lane, #101
Reno, NV 89511



**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

NOTICE OF TRUSTEE'S SALE

WHEREAS, NEVADA STATE BANK, is the owner and holder of that certain obligation evidenced by a Promissory Note dated January 17, 2003, and secured by that certain real property and personal property as evidenced by a Deed of Trust executed by DENNIS KEEFE, an unmarried man, Trustor, to FIRST AMERICAN TITLE COMPANY OF NEVADA, Trustee for NEVADA STATE BANK, Beneficiary, which Deed of Trust was dated January 17, 2003, recorded January 31, 2003, as Document No. 565852, Official Records, Douglas County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, was substituted as Trustee under said Deed of Trust, in the place and stead of FIRST AMERICAN TITLE COMPANY OF NEVADA by document recorded August 18, 2010, as Document No. 768848, Official Records, Douglas County, Nevada; and

WHEREAS, default has been made by said Trustor in the payment of the debt evidenced by the Promissory Note for which said Deed of Trust is security, and the said NEVADA STATE BANK did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded August 18, 2010, as Document No. 768849, Official Records, Douglas County, Nevada; and



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

NOW, THEREFORE, pursuant to said demand, and in accordance with the terms and under the authority of said Deed of Trust, said WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, as such Trustee, does hereby give notice that on the 12TH day of APRIL, **2011**, at the hour of **11:00** o'clock **A.M.** on said day, at the entrance to the Douglas County Courthouse, located at 1625 8th Street, in Minden, Nevada, Trustee will sell at public auction to the highest bidder, for current lawful money of the United States of America, all that certain real property and personal property situate in Douglas County, State of Nevada, that is described as follows:

That certain piece or parcel of land lying in the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M., in the Town of Gardnerville, County of Douglas, State of Nevada, said parcel being more particularly described as metes and bounds as follows to wit:

Beginning at a point at the Southwesterly corner of the property on the original right-of-way line of Main Street 28.91 feet Easterly of and at right angles to the center line of the State Highway through Gardnerville, said POINT OF BEGINNING being further described as: bearing North 42°41'46" West, a distance of 752.00 feet from the so-called Dettling Monument to the Town of Gardnerville, which monument is described as bearing South 89°48'45" West, 3,960.40 feet from the Southeast corner of said Section 33; thence from the POINT OF BEGINNING North 44°59" West along the original right-of-way line of Main Street, a distance of 59.11 feet to a point at the Northwesterly corner of the property; thence North 46°25' East along the Southerly said of the 13.50 foot alley way, a distance of 280.01 feet to the Northeasterly corner of the property; thence South 45°17'30" East, a distance of 55.00 feet to the Southeasterly corner of the property; thence South 45°39'10" West along the building and fence line, a distance of 187.50 feet to the property corner; thence South 43°40'42" East, a distance of 1.46 feet to the property corner, which is the Southeasterly



corner of the brick-building; thence South 46°19'20" West along the brick-building and property line a distance of 92.78 feet to the POINT OF BEGINNING.

Said property is shown as Parcel 1 of the Record of Survey for Augustine Borda, recorded in the office of the County Recorder, Douglas County, Nevada, on February 21, 1949, in Book 1 of Maps.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 31, 2003, as Document No. 565851 of Official Records.

TOGETHER WITH all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

FURTHER TOGETHER WITH all equipment, fixtures, mobile homes, manufactured homes or modular homes which have not been legally acceded to the real property in accordance with Nevada law, and other articles of personal property attached or affixed to or used in the operation of the real property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the property.

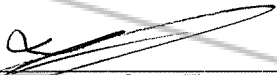
The property address is purported to be 1435 N. Highway 395, Gardnerville, Nevada. The current outstanding principal balance is approximately \$328,099.75, which is owed together with interest, late charges, advances, interest on advances, foreclosure fees and costs, and other expenses or costs not herein disclosed. The opening bid amount may be more or less than the outstanding principal balance as indicated.



The undersigned disclaims any liability for the accuracy of the above-described address, APN, or principal balance. Verification of such information can be requested during normal business hours at the office of the Trustee, whose address is 5390 Kietzke Lane, Suite 101, Reno, Nevada 89511, Telephone No. (775) 850-7176.

DATED: 3.18, 2011.


WESTERN TITLE COMPANY, LLC

By: 
JOY M. TAGHIOF
Its: FORECLOSURE OFFICER

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

This instrument was acknowledged before me on 3.18, 2011, by Joy M. Taghiof as FORECLOSURE OFFICER of/for WESTERN TITLE COMPANY, LLC.


Notary Public

 **DEBRA BARRY**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 05-84379-2 - Expires April 26, 2014