

DOC # 780401  
03/23/2011 08:44AM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
NORTHERN NEVADA TITLE CC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-311 PG-4871 RPTT: 0.00

A.P.N. 1220-10-601-002

Trustee's Sale No. 1092659-FC

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

*NNTC FILE*

*307 W. WINNIE LANE #1*

*CARSON CITY NV. 89703*



THIS SPACE FOR RECORDER'S USE ONLY

**NOTICE OF TRUSTEE'S SALE**

NORTHERN NEVADA TITLE COMPANY, a Nevada corporation, as substituted Trustee, under Deed of Trust executed by R. Wayne Ziegler and Margaret Hollon- Ziegler, Husband and Wife and Luigi Talini an Unmarried Man, Trustor, to secure certain obligations in favor of FDIC Receiver for Carson River Community Bank, Beneficiary, recorded March 14, 2007, in Book 0307, Official Records, at Page 4201, as Document No. 697021, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at the time of sale in lawful money of the United States of America) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property hereinafter described, to-wit:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

ATTACHED EXHIBIT "A"

The beneficiary under said Deed of Trust, by reason of a breach or default in the obligations secured thereby, heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and written Notice of Breach and of election to cause the undersigned to sell said property to satisfy said Breach of and Election to Sell to be recorded January 6, 2010, in Book 110, Official Records, at Page 1, as Document No.756648. Said sale will be made, but without covenant or warranty, expressed or implied, including but not limited to the disclosures required pursuant to NRS.113.130, regarding title, possession, encumbrances or the condition of the property being sold, to pay the remaining principal sum of the note secured by said Deed of Trust, with interest as in said note provided, 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.

Said Sale will be held on:

April 21, 2011, at 10:30 AM on the front steps of the Douglas County Courthouse, located at 1625 8th Street, Minden NV. 89423.



At the time of the initial publication of this notice, the estimated amount of the unpaid balance of the obligations secured by the above described Deed of Trust, costs, expenses and advances is: \$1,270,390.56.

Cash received by the Trustee in excess of \$10,000.00, will be subject to the reporting provision of Section 146 of the Deficit Reduction Act of 1984 (Public Law 98-369).

Dated: March 21, 2011

NORTHERN NEVADA TITLE COMPANY, a Nevada corporation  
Substituted Trustee

By:

Ron Peterson  
307 W. Winnie Lane #1  
Carson City, Nevada 89703

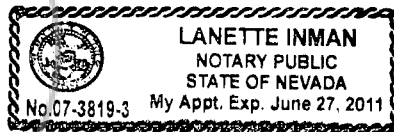
STATE OF NEVADA )

COUNTY OF Carson City )

Ron Peterson

ON 3/21/11 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ron Peterson known to me to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws and Resolution of its Board of Directors.

\_\_\_\_\_, Notary Public



Publish: March 27, April 3, and April 10, 2011.



**DO-1092659-FC**  
**1092659**

**EXHIBIT "A"**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1 as shown on the Parcel Map for SIERRA VIEW ENTERPRISES filed for record in Book 992 at Page 254 as Document No. 287403, Official Records of Douglas County, Nevada.

Except Therefrom: all that portion of said parcel located along the Northeasterly boundary line of said parcel as described in Deed recorded August 11, 1992, in Book 892, Page 1434, as Document No. 285622, Official Records of Douglas County, Nevada.

Together with all that portion of Parcel 2 as shown on aforesaid Parcel Map described as follows:

Commencing at the Southwesterly corner common to said Parcels 1 and 2 which point is the True Point of Beginning; thence along the Southwesterly line of said Parcel 2 South 45°59'05" East a distance of 142.47 feet; thence leaving said line North 44°26'06" East a distance of 220.66 feet to a point on the Southwesterly right-of-way line of Highway 395 as described in Deed filed for record in Book 892 at Page 1434, as Document No. 285622, Official Records of Douglas County, Nevada; thence along said right-of-way line North 45°32'00" West a distance of 142.35 feet to a point on the line between said Parcels 1 and 2; thence along said line South 44°28'00" West a distance of 219.30 feet to the True Point of Beginning.

Said premises further shown as Adjusted Parcel 1 on that certain Record of Survey recorded May 16, 1994, Book 594, page 2760, Document No. 337648, Official Records.

Said legal description appeared previously in Grant, Bargain, Sale Deed, recorded July 25, 2005, in Book 0705, Page 10566, as Document No. 650312, Official Records.