

DOC # 780402  
03/23/2011 09:10AM 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-4874 RPTT: 0.00



A.P.N. 1220-10-310-001  
Trustee's Sale No. DO-1092660-FC  
RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:  
NNTV 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 H. Ziegler, Trustor, to secure certain obligations in favor of FDIC, as Receiver for Carson River Community Banks, Beneficiary, recorded November 16, 2007, in Book 1107, Official Records, at Page 4224, as Document No. 713196, **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:

SEE 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 06, 2010, in Book 110, Official Records, at Page 554, as Document No. 756649. 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 A.M. on the front steps of the Douglas County Courthouse, located at 1625 8<sup>th</sup> 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: \$431,320.85.

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 Suite 1  
Carson City, Nevada 89703

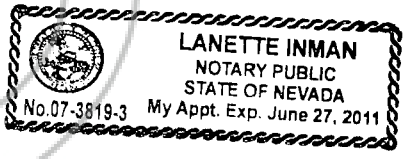
STATE OF NEVADA )

COUNTY OF Carson City )

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- 1092660-FC

EXHIBIT "A"

LOT 36, COUNTRY CLUB ESTATES, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 17, 1967, IN BOOK 1 IF MAPS AND DOCUMENT NO. 37147

