

DOC # 781175  
04/06/2011 02:43PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-411 PG-1044 RPTT: 0.00



CR TITLE SERVICES INC.  
1000 TECHNOLOGY DRIVE MS 314  
O'FALLON, MO 63368

APN: 1420-08-211-063  
T.S. No. T10-72221-NV

4892044

## NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12-03-2009. 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 cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described 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: RICHARD CHARLES RUSSELL AND WANDA F. RUSSELL, HUSBAND AND WIFE AS JOINT TENANTS**

Duly Appointed Trustee: **CR Title Services, Inc.**

Recorded **12-29-2009** as Instrument No. **756306** in book , page of Official Records in the office of the Recorder of **DOUGLAS** County, Nevada, Described as follows:

**LOT 15, IN BLOCK G, AS SET FORTH ON THE FINAL MAP OF SUNRIDGE HEIGHTS, PHASE 4 & 5A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 1, 1994, BOOK 794, PAGE 12, AS DOCUMENT NO. 340968**

Date of Sale: **04-27-2011 at 1:00 PM**

Place of Sale: **AT THE DOUGLAS COUNTY COURTHOUSE, 1625 8TH STREET, MINDEN, NV 89423**

Estimated Sale Amount: **\$246,122.81**

Street Address or other common designation of real property: **1002 SUNNYCREST DR  
CARSON CITY, NV 89705-8048**

A.P.N.: **1420-08-211-063**

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.



THIS PROPERTY IS SOLD AS-IS, LENDER IS UNABLE TO VALIDATE THE CONDITION AND BUYER WAIVES THE DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENTS UNDER NRS 113.130 BY PURCHASING AT THIS SALE AND SIGNING SAID RECEIPT.

FOR SALES INFORMATION PLEASE CONTACT: PRIORITY POSTING AND PUBLISHING PRIORITY POSTING AND PUBLISHING AT WWW.PRIORITYPOSTING.COM OR (714) 573-1965

Date:  
04-06-2011

**CR Title Services, Inc.**  
**1000 TECHNOLOGY DRIVE MS 314**  
**O'FALLON, MO 63368**

PENNY WHITE, TRUSTEE SPECIALIST

State of MO }ss  
County of SAINT CHARLES }

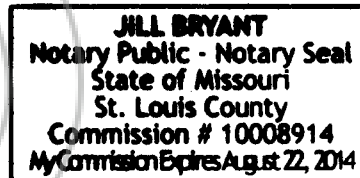
On 04-06-2011 before me, Jill Bryant Notary Public, personally appeared PENNY WHITE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

I certify under PENALTY OF PERJURY under the laws of the State of MO that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jill Bryant (seal)

Jill Bryant Notary Public



**Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction.**