

DOC # 785088
06/17/2011 12:34PM Deputy: DW

OFFICIAL RECORD

Requested By:

First American National De
Douglas County - NV
Karen Ellison - Recorder

Page: 1 of 2 Fee: \$15.00
BK-611 PG-3711 RPTT: 0.00



APN: 1220-16-710-064
RECORDING REQUESTED BY
First American Title Insurance Company

AND WHEN RECORDED MAIL TO
Old Republic Default Management Services
PO Box 250
Orange, California 92856-6250

T.S. No.: 11-42103 TSG Order No.: 5203424

The undersigned hereby affirms that there is no Social Security number contained in this document.

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/13/2004. 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: PEDRO A. DUARTE AND DORA H. DUARTE HUSBAND AND WIFE AS JOINT TENANTS
Duly Appointed Trustee: **Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company, P.O. Box 250, Orange, CA 92856-6250**

Recorded 5/14/2004 as Instrument No. 0613212 in book 0504, page 06754 of Official Records in the office of the Recorder of Douglas County, Nevada, Described as follows:

LOT 34, BLOCK H, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 10, 1967, AS DOCUMENT NO. 35914.

Date of Sale: 7/13/2011 at 1:00 PM

Place of Sale: At the Douglas County Courthouse, 1625 8th Street Minden, NV 89423

Estimated Sale Amount: \$179,102.62

Street Address or other common designation of real property: **858 LYELL WAY**
GARDNERVILLE, Nevada 89460

A.P.N.: 1220-16-710-064


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, defects or disclosure issues of said property and Buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing said receipt.

Date: 6/15/2011

Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company



Layne Lambert, Assistant Secretary

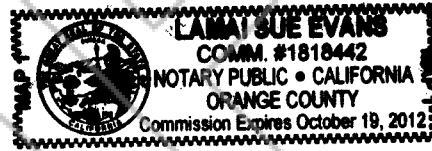
State of California }ss
County of Orange }

On **6.15.11** before me, **LaMai Sue Evans** Notary Public, personally appeared **Layne Lambert** 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *LaMai Sue Evans* (Seal)
LaMai Sue Evans



For Sale Information Contact: Priority Posting & Publishing (714) 573-1965

"We are attempting to collect a debt, and any information we obtain will be used for that purpose."