

DOC # 788079  
08/17/2011 11:33AM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
LSI Title Agency Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-811 PG-2747 RPTT: 0.00



Western Progressive, LLC  
2002 Summit Blvd, Suite 600  
Atlanta, GA 30319

APN: 1420-34-303-006  
T.S. No.: 2011-09598  
Loan No.: 706003274

110047960

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 9/22/2006. 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: JAMES E JOHNSON**

Duly Appointed Trustee: **Western Progressive, LLC**

Recorded 10/5/2006 as Instrument No. 0685771 in book 1006, page 1269 of and rerecorded on --- as --- Official Records in the office of the Recorder of Douglas County, Nevada, Described as follows:

A PARCEL OF LAND SITUATE IN AND BEING A PORTION OF LOT 3 OF ARTEMISIA SUBDIVISION FILED FOR RECORD ON AUGUST 10 1959 AS DOCUMENT N. 14758 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 4 AS SET FORTH ON THAT CERTAIN PARCEL MAP NO. 2 FOR OSCAR REESE, ET UX, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON APRIL 25, 1979 AS DOCUMENT NO. 31832, DOUGLAS COUNTY NEVADA

THE ABOVE PROPERTY IS SITUATED IN DOUGLAS COUNTY, STATE OF NEVADA

Date of Sale: 9/14/2011 at 1:00 PM

Place of Sale: At the 8th Street entrance to the County Courthouse, 1616 Eighth Street, Minden, Nevada

Estimated Sale Amount: \$374,764.73

Street Address or other common designation of real property: 2659 Stewart Avenue  
Minden, Nevada 89423

A.P.N.: 1420-34-303-006

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: 8/15/2011

Western Progressive, LLC, as Trustee  
c/o 18377 Beach Blvd., Suite 210  
Huntington Beach, California 92648  
Automated Sale Information Line: (714) 730-2727  
www.lpsasap.com  
For Non-Automated Sale Information, call: (866) 960-8299

Natalie Howard, Trustee Sale Assistant

State of GA }ss  
County of Dekalb

On 8/15/2011 before me, Tunisha Jennings Notary Public, personally appeared Natalie Howard personally known to me (or 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.

WITNESS my hand and official seal.

Signature

