

**WHEN RECORDED MAIL TO:**  
**RECONTRUST COMPANY**  
**2380 Performance Dr, TX2-984-0407**  
**Richardson, TX 75082**

**TS No. 11-0008108**  
**Title Order No. 5056812**

**APN No.:1420-18-710-004**

**DOC # 789308**  
09/09/2011 12:19PM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
**First American National De**  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-911 PG-1467 RPTT: 0.00



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**NEVADA NOTICE OF TRUSTEE'S SALE**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/11/2007. 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.**

Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by ARTHUR NEMIROW AND MICHELLE A NEMIROW, HUSBAND AND WIFE, AS JOINT TENANTS., dated 01/11/2007 and recorded 01/19/2007, as Instrument No. 0693051, in Book 0107, Page 5540, of Official Records in the office of the County Recorder of DOUGLAS County, State of Nevada, will sell on 10/05/2011 at 01:00 PM, at the main entrance of the Douglas County Judicial Building located at 1625 8th St., Minden, NV at public auction, to the highest bidder for cash (in the forms which are lawful tender in the United States, payable in full at time of sale), all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 3264 DOG LEG DRIVE, MINDEN, NV 89423. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$445,552.21. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter or right. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.



DATED: September 8, 2011  
RECONTRUST COMPANY NA, Trustee  
2380 Performance Dr., TX 2-984-04-07  
Richardson, TX 75082  
Phone/Sale Information (800)281-8219

By: *DeEdra Williams* 9/8/11  
DeEdra Williams, Assistant Vice President

RECONTRUST COMPANY NA is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.

STATE OF Texas )  
COUNTY OF Tarrant )

On SEP 08 2011, before me Elsie E. Kroussakis, personally appeared DeEdra Williams, Assistant Vice President, known to me (or proved to me on the oath of \_\_\_\_\_ or through J D D C) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL

*Elsie E. Kroussakis*  
Notary Public's Signature

