

DOC # 789626  
09/16/2011 01:28PM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
First American National De  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-911 PG-2659 RPTT: 0.00



APN: 1220-04-512-006  
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.: 11-41755 TSG Order No.: 5080227

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 7/5/2006. 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: NICKY D. ROGERS AN UNMARRIED MAN**

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 7/10/2006 as Instrument No. 0679216 in book --, page -- of Official Records in the office of the Recorder of Douglas County, Nevada, Described as follows:

LOT 21, AS SHOWN ON THE OFFICIAL FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION, UNIT NO. 2, RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON DECEMBER 23, 1970, AS DOCUMENT NO. 50685, IN BOOK 1 OF MAPS, DOUGLAS COUNTY, NEVADA, RECORDS.

Date of Sale: 10/12/2011 at 1:00 PM

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

Estimated Sale Amount: \$202,835.57

Street Address or other common designation of real property: **1363 MOUNTAIN COURT  
GARDNERVILLE, Nevada 89410**

A.P.N.: 1220-04-512-006

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: 9/14/2011

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

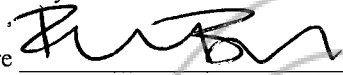
Layne Lambert, Assistant Secretary

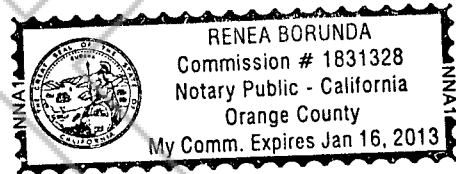
**State of California }ss  
County of Orange }**

On 9/14/2011 before me, **Renea Borunda** 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  (Seal)  
**Renea Borunda**



**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."