

DOC # 789870
09/21/2011 03:22PM Deputy: PK
OFFICIAL RECORD

Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-911 PG-3721 RPTT: 0.00



When recorded mail to:

1220-24-810-025
NORTHWEST TRUSTEE SERVICES, INC.
1241 E. Dyer Road, Suite 250
Santa Ana, CA 92705

File No. 7081.22705

Title Order No. 110284807

MIN No.

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/08/04. 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 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 §5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

Trustor(s): **Stephanie A. Colbert, an unmarried woman**, Recorded: **11/16/04**, as Instrument No. **0629486**, Book **1104**, Page **8046**, of Official Records of **DOUGLAS** County, Nevada.

Date of Sale: **10/19/11 at 1:00 PM**. Place of Sale: **At the main entrance of the Douglas County Judicial Building located at, 1625 8th Street, Minden, NV**

The purported property address is: **637 MUSTANG LANE, GARDNERVILLE, NV 89410**
Legal Description: As more fully described in said Deed of Trust.

APN: 1220-24-810-025

The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$213,530.71.



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If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Date: September 20, 2011

NORTHWEST TRUSTEE SERVICES, INC., as Trustee

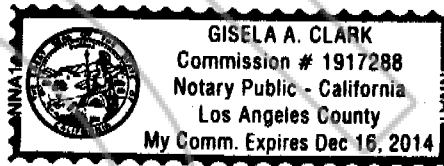
Tara Donzella, Authorized Signatory
1241 E. Dyer Road, Suite 250
Santa Ana, CA 92705

State of California
County of Orange

On SEP 20 2011 before me, **Gisela A. Clark** the undersigned Notary Public in and for said county, personally appeared **Tara Donzella** 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



Sale Information website: www.USA-Foreclosure.com or Sales line: 714-277-4845
Reinstatement and Pay-Off Requests: (866) 387-NWTS

THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.