

DOC # 792377
11/10/2011 10:32AM Deputy: GB
OFFICIAL RECORD
Requested By:
Stewart Title Elko
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-1111 PG-2228 RPTT: 0.00

APN: 1318-23-410-004

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.303)

When Recorded Mail to:
Stewart Title of Nevada
Attn: Colleen O'Brien - Foreclosure Dept.
810 Idaho Street
Elko, NV 89801

(Space Above For Recorder's Use Only)

NOTICE OF TRUSTEE'S SALE

Order No.: 1040795

On November 30, 2011 at 2:00PM, STEWART TITLE OF NEVADA, Northeastern Division, a Nevada corporation, Trustee under a Deed of Trust dated December 3, 2010, executed by Anthony Wayne Lanegan and Lois Ann Lanegan, husband and wife as Trustors, in favor of Mildred L. Bogue, a widow, Beneficiary and recorded December 7, 2010, as Document No. 0775005, of Official Records of Douglas County, State of Nevada; and securing among other obligations, one note in the amount of \$140,000.00, dated December 3, 2010; by reason of now continuing default in the payment or performance of obligations secured by said Deed of Trust, including the breach or default, notice of which was recorded in the office of the County Recorder of Douglas County, Nevada, by the beneficiary and the undersigned more than three months prior to the date hereof, will sell at public auction, to the highest bidder for lawful money of the United States of America, at the front entrance of the Douglas County Courthouse located at 1616 Eighth Street, in the City of Minden, NV all right, title an interest now held by it under said Deed of Trust, in the property situate in the County of Douglas, State of Nevada, described as follows:

Lot 44 as shown on map of PONDEROSA PARK SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on February 25, 1970, as Document No. 47249.

TOGETHER WITH the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Said sale will be made (without covenant or warranty, expressed or implied, regarding title, possession or encumbrances) to pay the unpaid balance of said note, to wit:



\$139,630.59, with interest from March 1, 2011. As in said note provided, advances, if any, under the terms of said Deed of Trust, charges and expenses of the Trustee and the Trust created by said Deed of Trust will be additional.

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.

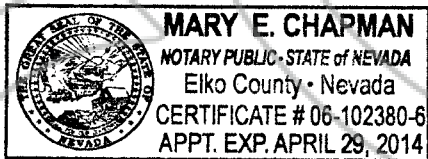
DATED: November 2, 2011

STEWART TITLE OF NEVADA, Northeastern
Division, A Nevada corporation as Trustee

By: Colleen M. O'Brien, President

STATE OF NEVADA)
)ss
COUNTY OF ELKO)

On this 2nd day of November, 2011, personally appeared before me, a notary public Colleen M. O'Brien, President of Stewart Title of Nevada, Northeastern Division personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that she executed the above instrument.


Notary Public

DO NOT PUBLISH BELOW THIS LINE

Land situated in the East Fork Judicial Township.
Publish Notice of Sale in the Tahoe Tribune.
Three Times on November 9, 2011, November 16, 2011 and November 23, 2011.