

DOC # 795661
01/12/2012 10:29AM Deputy: PK
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-112 PG-1794 RPTT: 0.00



WHEN RECORDED MAIL TO:

The Cooper Castle Law Firm, LLP
A MultiJurisdictional Law Firm
820 S. Valley View Blvd.
Las Vegas, NV 89107
Attn: Melissa Spearance

T.S. No: 09-12-30924
Tax Parcel No.: 1022-09-002-030
Title Report No.: 4328362

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED Sep 23, 2004. 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 a cashier's check drawn on a state or national bank will be held by the duly appointed trustee as shown 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: **Robert Stephen James and Autumn Rae James**
Duly Appointed Trustee: **The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP**
Recorded as Instrument No. **0625316**, on **Sep 28, 2004**, in Book **0904/11793**, of Official Records in the office of the Recorder of **Douglas County, Nevada**, Described as follows:

LOT 6, BLOCK N, AS SHOWN ON THE MAP ENTITLED TOPAZ RANCH ESTATES, UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 16, 1970, IN BOOK 1 OF MAPS, PAGE 224, AS DOCUMENT NO. 50212.

Date of Sale: **Feb 08, 2012 at 1:00 PM**
Place of Sale: **8th Street Entrance County Courthouse, 1625 8th Street, Minden Nevada**
Estimated Sale Amount: **\$173,374.34**

Street Address or other common designation of real property: **3625 Slate Road**
Wellington, Nevada 89444

APN #: **1022-09-002-030**

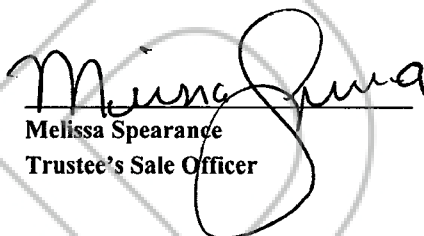
PAGE 1 OF 2



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.

Date: January 11, 2012

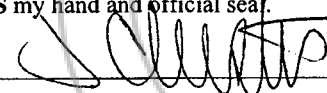
The Cooper Castle Law Firm
fka The Cooper Christensen Law Firm, LLP
820 South Valley View Blvd.
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(702) 435-4175
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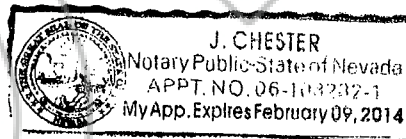

Melissa Spearance
Trustee's Sale Officer

State of Nevada } SS.
County of Clark }

On January 6, 2012 before me, the undersigned, Jessica Chester personally appeared Melissa Spearance 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  (Seal)



Appt-06-103232-1