

DOC # 797311
02/14/2012 01:21PM Deputy: SG
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-212 PG-2591 RPTT: 0.00



WHEN RECORDED MAIL TO:
The Cooper Castle Law Firm
820 S. Valley View Blvd.
Las Vegas, Nevada 89107
Attn: Michael Chen

T.S. No: 12-02-39031-NV
APN: 1220-15-410-050
Title Report No.: 4225263

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED December 3, 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: Miguel Perez
Duly Appointed Trustee: The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP
Recorded on December 13, 2004, In Book 1204 Page 05536 Instrument: 0631713 of Official Records in the office of the Recorder of Douglas County, Nevada, Described as follows:

LOT 13, IN BLOCK 0, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 10, 1967, IN MAP BOOK 1, FILING NO. 35914.

Date of Sale: 3/14/2012 at 1:00 PM
Place of Sale: 8th Street Entrance County Courthouse, 1625 8th Street, Minden, Nevada
Estimated Sale Amount: \$151,603.25
Street Address or other common designation of real property: 831 Whitney Way, Gardnerville, NV 89460

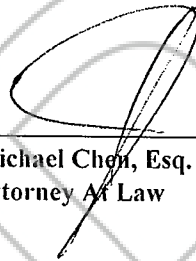
APN #: 1220-15-410-050



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: February 14, 2012

The Cooper Castle Law Firm
fka The Cooper Christensen Law Firm, LLP
820 South Valley View Blvd.
Las Vegas, Nevada 89107
(702) 435-4175
www.ccfirm.com



Michael Chen, Esq. (7307)
Attorney At Law

State of NEVADA } SS.
County of CLARK }

On February 14, 2012, before me, the undersigned, Jessica Alexander, personally appeared Michael Chen 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)

