

DOC # 799794
03/29/2012 10:07AM Deputy: SG

OFFICIAL RECORD

Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 1 Fee: \$39.00
BK-312 PG-7147 RPTT: 0.00

APN: 1220-21-710-227

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY
A.P.N.: 1220-21-710-227

MILES, BAUER, BERGSTROM & WINTERS, LLP
2200 Paseo Verde Pkwy., Suite 250
Henderson, NV 89052
T.S. No. 11-NV0273
Order #: 5813032



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 APRIL 26, 2010. 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 PROCEEDINGS 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: **PEDRO M. MARTIN AND CRISTINA D. MARTIN, HUSBAND AND WIFE AS JOINT TENANTS**
Duly Appointed Trustee: **MILES, BAUER, BERGSTROM & WINTERS, LLP** recorded April 30, 2010 as Instrument No. 762875 of Official Records in the office of the Recorder of DOUGLAS County, Nevada, described as follows:

LOT 16, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 27, 1974 IN BOOK 374, PAGE 676 AS DOCUMENT NO. 72456

Date of Sale: **April 25, 2012 at 01:00 P.M.**

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

Estimated Sale Amount: **\$177,608.00**

Street Address or other common designation of real property: **664 BLUEROCK ROAD, GARDNERVILLE, NV 89460**

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: **March 27, 2012**

MILES, BAUER, BERGSTROM & WINTERS, LLP
2200 Paseo Verde Pkwy., Suite 250
Henderson, NV 89052
(702) 369-5960

Jeremy T. Bergstrom, Esq.

State of **NEVADA**
County of **CLARK**

On **March 27, 2012** before me, **Deborah L. Moncada** Notary Public, personally appeared **Jeremy T. Bergstrom, Esq.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF I hereto set my hand and official seal.

Deborah L. Moncada
Notary Public

