

DOC # 804269  
06/19/2012 10:54AM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
First American National De  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-612 PG-4249 RPTT: 0.00

**APN: 1220-09-810-076**

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY

A.P.N.: 1220-09-810-076  
MILES, BAUER, BERGSTROM & WINTERS, LLP  
2200 Paseo Verde Pkwy., Suite 250  
Henderson, NV 89052

T.S. No. 11-NV0366  
Order #: 6271080



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 OCTOBER 13, 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 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: SARAH M. SCARDI, A MARRIED WOMAN AS HER SOLE & SEPARATE PROPERTY**

Duly Appointed Trustee: **JEREMY T. BERGSTROM, ESQ.**, Recorded **October 21, 2004** as Instrument No. **0627307** of Official Records in the office of the Recorder of **DOUGLAS** County, Nevada, described as follows:

**LOT 312, AS SAID LOT IS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 2 FILED IN THE OFFICE OF THE COUNTY RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1965 IN BOOK 1 OF MAPS, FILING NO. 28309 AND TITLE STREET AMENDED ON JUNE 4, 1965, FILING NO. 28377.**

Date of Sale: **July 18, 2012 at 01:00 P.M.**

Place of Sale: **At the Douglas County Courthouse,  
1038 Buckeye Road, Minden, NV 89423**

Estimated Sale Amount: **\$308,100.82**

Street Address or other common designation of real property:  
**1024 WAGON WHEEL COURT, 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: **June 15, 2012**

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

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Jeremy T. Bergstrom, Esq.

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

On **June 15, 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

