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OFFICIAL RECORD

Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-113 PG-6375 RPTT: 0.00



A.P.N.: 1220-16-610-016
MILES, BAUER, BERGSTROM & WINTERS, LLP
2200 Paseo Verde Pkwy., Suite 250
Henderson, NV 89052

T.S. No. 12-NV0408
Order #: 7031515

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO
SOCIAL SECURITY NUMBER CONTAINED IN THIS DOCUMENT

7031515

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MARCH 11, 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: JOSE C. ARCOS. A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Duly Appointed Trustee: **PATERNO C. JURANI, ESQ.**

Recorded **March 12, 2010** as Instrument No. **760129** of Official Records in the office of the Recorder of **DOUGLAS** County, Nevada, described as follows:

LOT 424 AS SHOWN ON THE MAP OF RE-SUBDIVISION OF LOTS 91-A & B; 92-A & B; 93 THROUGH 96, AND 221 THROUGH 232, GARDNERVILLE RANCHOS UNIT NO. 2 FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JULY 10, 1967, AS DOCUMENT NO. 37049.

Date of Sale: **February 13, 2013 at 1:00 P.M.**

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

Estimated Sale Amount: **\$208,168.18**

Street Address or other common designation of real property:
949 ARROWHEAD DRIVE, GARDNERVILLE, NV 89460



T.S. No.: 12-NV0408
Order No.: 7031515

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 9, 2013

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

Paterno C. Jurani, Esq.

State of NEVADA
County of CLARK

On ~~January 9, 2012~~²⁰¹³, before me, B. J. Shiffer, Notary Public, personally appeared Paterno C. Jurani, 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.

Notary Public

