

DOC # 818030
02/12/2013 09:28AM Deputy: AR
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-213 PG-2953 RPTT: 0.00



WHEN RECORDED MAIL TO:
The Cooper Castle Law Firm
5275 S. Durango Drive
Las Vegas, Nevada 89113
Attn: Foreclosure Dept.

T.S. No: 11-09-33297-NV
APN: 1022-10-001-015
Title Report No.: 6012157

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 24, 2007. 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: Charles D Phillips and Nancy Phillips
Duly Appointed Trustee: The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP
Recorded on August 24, 2007, In Instrument: 0708149 of Official Records in the office of the Recorder of Douglas County, Nevada, Described as follows:

LOT 72, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 20, 1967, AS DOCUMENT NO. 35464.

Date of Sale: 3/6/2013 at 1:00 PM
Place of Sale: At the Douglas County Courthouse, 1038 Buckeye Road, Minden, Nevada 89423
Estimated Sale Amount: \$428,098.70
Street Address or other common designation
of real property: 1240 Clay Cir, Wellington, NV 89444




APN #: 1022-10-001-015

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 11, 2013

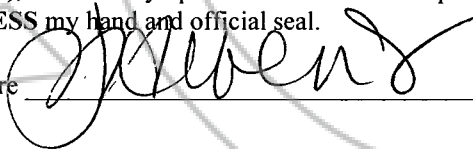
The Cooper Castle Law Firm, LLP
5275 S. Durango Drive
Las Vegas, Nevada 89113
(702) 435-4175
www.ccfirm.com


Matthew B Dayton (11552)
Attorney at Law

State of NEVADA } SS.
County of CLARK }

On February 11, 2013, before me, the undersigned, J. Stevenson, personally appeared Matthew D Dayton 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)

