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Doc Number: **0819284**

03/04/2013 03:00 PM

OFFICIAL RECORDS

Requested By:  
**BACK OFFICE ESCROW & TITLE LLC**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 2 Fee: \$ 15.00

Bk: 0313 Pg: 549



Deputy: sg

**Tax Parcel No.:1318-15-822-001**  
**1318-15-823-001 PTN**  
**Contract No.: 571000710**  
**South Shore: 7.31.12**

**Debtors: Felita Gardner, Bobby O. Gardner**

**Recording Requested by and Return To:**  
**Back Office, LLC**  
**John D. Alford, Manager**  
**700 South 21<sup>st</sup> Street**  
**Fort Smith, AR 72901**

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 3/17/2010. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.**

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. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. This property is sold as-is, lender is unable to validate the condition, defects or disclosure issues of said property and Buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing said receipt. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

**TRUSTOR(S): Felita Gardner, Bobby O. Gardner**

Recorded as Instrument or Book/Page No. **0510-3576** of the Official Records in the office of the Recorder of Douglas County, Nevada.

Date of Sale: **April 3, 2013 at 1:00 PM**

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

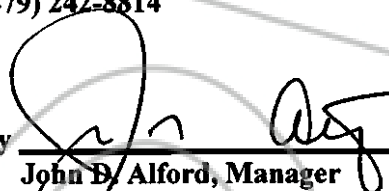
Property Address is purported to be: **P.O. Box 12457, Zephyr Cove, NV 89448.**

The total amount secured by said instrument as of the time of initial publication of this notice is **\$16318.84**, which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial publication of this notice.

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TRUSTEE:

Back Office, LLC  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901  
(479) 242-8814

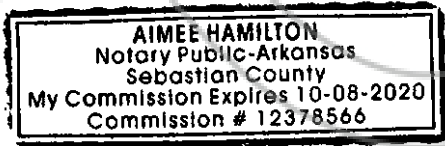
By   
John D. Alford, Manager


Dated: February 25, 2013

State of Arkansas )  
  ) SS.  
County of Sebastian )

On February 25, 2013, before me, Aimee Hamilton, Notary Public, personally appeared John D. Alford, Manager for Back Office, LLC, 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.



  
Aimee Hamilton

(Seal)