

DOC # 822658  
04/30/2013 08:28AM Deputy: AR  
**OFFICIAL RECORD**  
Requested By:  
First American National De  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-413 PG-8481 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: **12-05-42732-NV**  
APN: **1220-10-401-021**  
Title Report No.: **6739520**

### **NOTICE OF TRUSTEE'S SALE**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 10, 2005. 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: **Timothy R Sheets and Sheree A Sheets**  
Duly Appointed Trustee: **The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP**  
Recorded on **January 14, 2005**, In **0634434** of Official Records in the office of the Recorder of **Douglas** County, Nevada, Described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

Date of Sale: **5/22/2013 at 1:00 PM**  
Place of Sale: **At the Douglas County Courthouse, 1038 Buckeye Road, Minden, Nevada 89423**  
Estimated Sale Amount: **\$364,271.65**  
Street Address or other common designation  
of real property: **1041 Kerry Lane, Gardnerville, NV 89460**



APN #: 1220-10-401-021

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: April 25, 2013

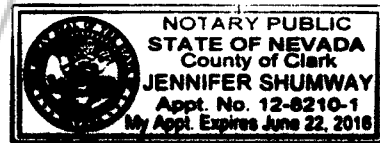
The Cooper Castle Law Firm, LLP  
5275 S. Durango Drive  
Las Vegas, Nevada 89113  
(702) 435-4175  
www.ccfirm.com

Matthew D Dayton (11552)  
Attorney at Law

State of NEVADA } SS.  
County of CLARK }

On April 25, 2013, before me, the undersigned, Jennifer Shumway 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 Jennifer Shumway (Seal)





**EXHIBIT "A"**

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE **STATE OF NEVADA, COUNTY OF DOUGLAS, CITY OF GARDNERVILLE**, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 89°48'00" EAST ALONG THE SOUTH LINE OF SAID SECTION 10, 1316.75 FEET; THENCE NORTH 11°33'51" EAST 1151.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76°10'41" WEST 453.39 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DEEDED TO HOWARD C. COSTA, ET UX, RECORDED JULY 24, 1964, IN BOOK 25 OF OFFICIAL RECORDS, PAGE 357, RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE SOUTH 10°86'22" WEST (RECORD SOUTH 10°16'15" WEST) ALONG SAID EASTERLY LINE 166.92 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND DEEDED TO MICHAEL KEN SWIFT, ET UX, RECORDED OCTOBER 30, 1962, IN BOOK 14 OF OFFICIAL RECORDS, PAGE 305, RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE ALONG SAID SOUTHERLY LINE SOUTH 57°38'50" EAST 138.10 FEET; THENCE SOUTH 76°10'41" EAST 320.90 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DEEDED TO SWIFT; THENCE NORTH 11°33'51" EAST 210.68 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER A 40 FOOT ROADWAY AS DESCRIBED IN AGREEMENTS RECORDED IN BOOK 10 OF OFFICIAL RECORDS, PAGE 17 AND IN BOOK 21 OF OFFICIAL RECORDS, PAGE 394, RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 2:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A LOT LINE ADJUSTMENT TO CORRECT DISCREPANCIES BETWEEN THAT PARCEL OF LAND DESCRIBED IN DEED FROM MICHAEL KENT SWIFT TO KARL OLSON FILED FOR RECORD IN BOOK 47 AT PAGE 744, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND THAT PARCEL OF LAND DESCRIBED IN DEED FROM FERDIE SIEVERS TO SWIFT BUILDERS FILED FOR RECORD IN BOOK 20 AT PAGE 699, AS DOCUMENT NO. 23918, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED FROM FERDIE SIEVERS TO SWIFT BUILDERS FILED FOR RECORD IN BOOK 20 AT PAGE 699, AS DOCUMENT NO. 23918, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED FROM SWIFT BUILDERS TO RICHARD D. PASACLE FILED FOR RECORD IN BOOK 46 AT PAGE 602, AS DOCUMENT NO. 34995, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 9, 10, 15 AND 16, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M.; THENCE ALONG THE SOUTH LINE OF SAID SECTION 10, NORTH 89°48'00" EAST A DISTANCE OF 1316.75 FEET TO THE CENTERLINE OF THAT ROADWAY EASEMENT FILED FOR RECORD IN BOOK 21 AT PAGE 394 AS DOCUMENT NO. 24215, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE ALONG SAID CENTERLINE NORTH 11°33'51" EAST A DISTANCE OF 941.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS DESCRIBED IN ABOVE REFERENCED DEED FROM SWIFT BUILDERS TO RICHARD D. PASACLE WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF PARCELS 1 AND 2 SO DESCRIBED THE FOLLOWING COURSES AND DISTANCES:



NORTH 76°10'41" WEST A DISTANCE OF 320.90 FEET; THENCE NORTH 57°38'50" WEST A DISTANCE OF 136.86 FEET TO THE SOUTHWEST CORNER OF THE ABOVE REFERENCED SWIFT TO OLSON PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 10°26'31" EAST A DISTANCE OF 14.72 FEET TO THE NORTHEASTERLY LINE OF THE ABOVE REFERENCED PARCEL FROM FERDIE SIEVERS TO SWIFT BUILDERS; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 57°38'50" EAST A DISTANCE OF 138.10 FEET; THENCE SOUTH 76°10'41" EAST A DISTANCE OF 320.03 FEET TO THE CENTERLINE OF THE AFORESAID ROADWAY EASEMENT; THENCE ALONG SAID CENTERLINE SOUTH 11°33'51" WEST A DISTANCE OF 14.31 FEET TO THE TRUE POINT OF BEGINNING.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT NO. 459508, RECORDED IN THE OFFICAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

1220-10-401-021