

DOC # 828673  
08/09/2013 02:30PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
First American National De  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-813 PG-2903 RPTT: 0.00



RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY

A.P.N.: 1220-08-802-014  
MILES, BAUER, BERGSTROM & WINTERS, LLP  
2200 Paseo Verde Pkwy., Suite 250  
Henderson, NV 89052  
T.S. No. 12-NV0283  
Order #: 6766373

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 SEPTEMBER 14, 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: MARY A REILEY AND DANIEL H REILEY, WIFE AND HUSBAND AS JOINT TENANTS**

Duly Appointed Trustee: **JEREMY T. BERGSTROM, ESQ.**

Recorded **September 20, 2004** as Instrument No. **624593 MOD 06/09/05 IN 0646428 BK 0605 PG 3554** in Book **0904**, Page **07718** of Official Records in the office of the Recorder of **DOUGLAS** County, Nevada, described as follows:

**\*\*\*\* SEE ATTACHED EXHIBIT "A" \*\*\*\***

Date of Sale: **September 25, 2013 at 01:00 P.M.**

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

Estimated Sale Amount: **\$381,197.64**



T.S. No.: 12-NV0283

Page 2 of 2

Street Address or other common designation of real property:  
**1141 CENTERVILLE LANE, GARNERVILLE, 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: August 6, 2013

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

\_\_\_\_\_  
Jeremy T. Bergstrom, Esq.

Dated this 6 day of August, 2013.

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

On August 6, 2013 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





## 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:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 8, TOWNSHIP 12 NORTH,  
RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 4 AS SHOWN IN THE AMENDED  
PARCEL MAP FOR JAMES D. PROSSER AND JOYCE ANN PROSSER, DOCUMENT NO. 6989;  
THENCE SOUTH 89°06'00" EAST, 201.84 FEET; THENCE NORTH 00°37'50" WEST, 35.22 FEET, THE  
POINT OF BEGINNING; THENCE NORTH 00°37'50" WEST, 222.13 FEET; THENCE SOUTH 89°06'00"  
EAST, 392.34 FEET; THENCE SOUTH 00°37'50" EAST, 222.13 FEET; THENCE NORTH 89°06'00"  
WEST 392.34 FEET; TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS ALSO DESIGNATED AS ADJUSTED PARCEL 2 ON THE  
RECORD OF SURVEY FILED SEPTEMBER 21, 1992 AS FILE NO. 288725.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN  
DOCUMENT RECORDED SEPTEMBER 21, 1992 IN BOOK 992, PAGE 3344 AS DOCUMENT NO.  
288726 OF OFFICIAL RECORDS.

1220-08-802-014