

DOC # 834525
11/22/2013 03:29PM Deputy: AR
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-1113 PG-5327 RPTT: 0.00



APN: 1320-32-713-019
MILES, BAUER, BERGSTROM & WINTERS, LLP
2200 Paseo Verde Pkwy., Suite 250
Henderson, NV 89052

T.S. No.: 13-NV0270
Order No.: 8330238

The undersigned hereby affirms that there is no
Social Security number contained in this document

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/25/2009. 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 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: **ROBERT M. ATEN, A WIDOWER**

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

Recorded **March 30, 2009** as Instrument No. **740469** of Official Records in the office of the Recorder of Douglas County, Nevada, Described as follows:

LOT 19, AS SET FORTH ON THE AMENDED PLAT OF COTTONWOOD VILLAGE SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 2, 1994, IN BOOK 594, PAGE 5, AS DOCUMENT NO. 336504, OF OFFICIAL RECORDS.

Date of Sale: **1/8/2014 at 1:00 PM**

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

Estimated Sale Amount: **\$131,027.58**

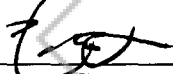
Street Address or other common designation of real property:
**1179 Cottonwood St. Unit #1
Gardnerville, NV 89410**



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: November 20, 2013

PATERNO C. JURANI, ESQ.
MILES, BAUER, BERGSTROM & WINTERS, LLP
2200 Paseo Verde Pkwy., Suite 250
Henderson, NV 89052
Phone: (702) 369-5960
(714) 573-1965




Paterno C. Jurani, Esq.

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

On November 20, 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

