

DOC # 837063
01/17/2014 03:39PM Deputy: AR
OFFICIAL RECORD

Requested By:
Cooper Castle Law Firm- Ne
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-114 PG-3162 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: **11-08-31533-NV**
APN: **1318-23-810-033**
Title Report No.: **10008918-099**

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED March 26, 2003. 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: **Steve R. Lipovsky and Linda K. Lipovsky**
Duly Appointed Trustee: **The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP**
Recorded on **April 1, 2003**, In **Inst 0572169 Book 0403 Page 00696** of Official Records in the office of the Recorder of **Douglas County, Nevada**, Described as follows:

Lot 11, in Block B, as shown on the Official Map of Kingsbury Meadows Subdivision, filed for record in the Office of the County Recorder of Douglas County, Nevada, on July 5, 1955, as Document No. 10542.

Date of Sale: **2/26/2014 at 1:00 PM**
Place of Sale: **At the Douglas County Courthouse, 1038 Buckeye Road, Minden, Nevada 89423**
Estimated Sale Amount: **\$314,203.09**
Street Address or other common designation of real property: **175 Cottonwood Dr.,
Stateline, NV 89449**




APN #: 1318-23-810-033

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: January 15, 2014

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



Shadd A. Wade, Esq.
Attorney at Law

State of NEVADA } SS.
County of CLARK }

On January 15, 2014, before me, the undersigned, Darleen Guerrero, personally appeared Shadd Wade 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)

