

WHEN RECORDED MAIL TO:

**The Castle Law Group
5275 S. Durango Drive
Las Vegas, Nevada 89113
Attn: Foreclosure Dept.**

T.S. No: 12-05-42781-NV

APN: 1220-16-210-046

Title Report No.: 10009118-099

DOC # 841109
04/18/2014 08:44AM Deputy: SG
OFFICIAL RECORD
Requested By:
The Castle Law Group, LLP
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-414 PG-3132 RPTT: 0.00



NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED October 12, 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 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: Theresa M. Poppenga

Duly Appointed Trustee: The Castle Law Group fka The Cooper Castle Law Firm, LLP

Recorded on October 18, 2004, In 0627006 of Official Records in the office of the Recorder of Douglas County, Nevada, Described as follows:

Lot 2, in Block B, of the Amended Map of Ranchos Estates, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 30, 1972, in Book 1072, Page 642, as Document no. 62493.

Date of Sale: 5/14/2014 at 1:00 PM

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

Estimated Sale Amount: \$195,995.67

**Street Address or other common designation of real property: 914 Tillman Lane,
Gardnerville, NV 89460**




APN #: 1220-16-210-046

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 16, 2014

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


Justin Gourley, Esq.
Attorney at Law

State of NEVADA }
County of CLARK }

On April 16, 2014, before me, the undersigned, Amelia Santini, personally appeared Justin Gourley 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 Amelia Santini (Seal)

