

DOC # 841632  
04/25/2014 03:15PM Deputy: AR  
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-5252 RPTT: 0.00



WHEN RECORDED MAIL TO:  
The Castle Law Group  
5275 S. Durango Drive  
Las Vegas, Nevada 89113  
Attn: Foreclosure Dept.

T.S. No: 11-09-33140-NV  
APN: 1420-08-313-006  
Title Report No.: 10010229-099

## NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 27, 2007. 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: **Corey-Lynn Kern**  
Duly Appointed Trustee: **The Castle Law Group fka The Cooper Castle Law Firm, LLP**  
Recorded on **August 31, 2007**, In **0708541** of Official Records in the office of the Recorder of **Douglas** County, Nevada, Described as follows:

**Lot 30, in Block C, as set forth on that certain Final Map LDA #99-054-03 Sunridge Heights III, Phase 3, a Planned Development, recorded in the Office of the Douglas County Recorder on June 5, 2000, in Book 0600, Page 880, as Document No. 493409, and by certificate of Amendment recorded November 3, 2000, in Book 1100, Page 470, as Document No. 502691 and also Certificate of Amendment recorded February 19, 2003, in Book 203, Page 7315, as Document No. 567498.**

Date of Sale: **5/21/2014 at 1:00 PM**  
Place of Sale: **At the Douglas County Courthouse, 1038 Buckeye Road, Minden, Nevada 89423**  
Estimated Sale Amount: **\$285,808.89**  
Street Address or other common designation of real property: **1051 Chip Ct.,  
Minden, NV 89423**



APN #: 1420-08-313-006

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 24, 2014

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

Shadd A. Wade, Esq.  
Attorney at Law

State of NEVADA }  
County of CLARK }

On April 24, 2014, before me, the undersigned, Julia Casillas, 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 Julia Casillas (Seal)

