

APN No.: 1220-21-610-090

[Recording requested by:]

[When recorded mail to:]

**Sables LLC**  
**c/o ZBS Law, LLP**  
**9435 West Russell Road, Suite 120**  
**Las Vegas, Nevada 89148**

T.S. No. 24-68047

DOUGLAS COUNTY, NV **2024-1010108**  
Rec:\$40.00  
\$40.00 Pgs=2 **07/17/2024 03:44 PM**  
SERVICELINK TITLE AGENCY INC.  
SHAWNYNE GARREN, RECORDER

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## NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/25/2016. 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: BRANDON BUCKNER AND KRISTI SANCHEZ, HUSBAND AND WIFE AS COMMUNITY PROPERTY**

Duly Appointed Trustee: **Sables LLC, a Nevada Limited Liability Company**

Recorded **7/27/2016**, as Instrument No. **2016-885044**, Official Records in the office of the Recorder of Douglas County, Nevada, Described as follows:

**LOT 595 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS DOCUMENT NO. 66512.**

Date of Sale: **8/21/2024 at 1:00 PM**

Place of Sale: **AT THE DOUGLAS COUNTY COURTHOUSE 1038 BUCKEYE ROAD, MINDEN, NV**

Estimated Sale Amount: **\$226,193.13**

Street Address or other common designation of real property: **1393 HONEYBEE LANE GARDNERVILLE, NEVADA 89460**

A.P.N. No.: 1220-21-610-090

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: 7/16/2024

**Sables LLC, a Nevada Limited Liability Company**  
**c/o ZBS Law, LLP**  
**9435 West Russell Road, Suite 120**  
**Las Vegas, NV 89148**  
**Phone: (702) 948-8565**  
**Sale Information: 1-888-632-4482 [www.realtybid.com](http://www.realtybid.com)**



Michael Busby, Trustee Sale Officer

This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of ORANGE

On 7/16/2024, before me, M. Cesena Notary Public, personally appeared Michael Busby who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



M. Cesena  
Signature of Notary

