

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

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RPTT:

Recorded By: AE

Book- 261 Page- 0435

WHEN RECORDED MAIL TO:

The Cooper Castle Law Firm
820 S. Valley View Blvd.
Las Vegas, Nevada 89107
Attn: Mandi Foht



0137598

T.S. No: **10-03-3499-NV**APN: **003-094-12**Title Report No.: **4444635****NOTICE OF TRUSTEE'S SALE**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED March 7, 2006. 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: Kathleen K. Dixon and Timothy S. Dixon

Duly Appointed Trustee: **The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP**
Recorded on April 7, 2006, as Instrument No. 126300 in book 215, Page 37 of Official Records in the office of the Recorder of Lincoln County, Nevada, Described as follows:

PARCEL NO. 1A AS SHOWN ON PARCEL MAP FOR DONALD L. AND RHONDA BRADSHAW, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA ON JANUARY 9, 1989 IN BOOK A, PAGE 295 OF PLATS AS FILE NO. 90535, BEING A PORTION OF BLOCK FORTY-TWO (42) SECTIONS 7 AND 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. & M.

Date of Sale: **02/03/2011 at 11:00 AM**Place of Sale: **Main Entrance County Courthouse, Main Street, Pioche, Nevada**Estimated Sale Amount: **\$133,817.71**Street Address or other common designation **531 Lincoln St, Caliente, NV 89008**
of real property:APN #: **003-094-12**



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 06, 2011

**The Cooper Castle Law Firm
fka The Cooper Christensen Law Firm, LLP
820 South Valley View Blvd.
Las Vegas, Nevada 89107
(702) 435-4175
www.ccfirm.com**

**Mandi Foht
Foreclosure Assistant**

State of NEVADA } SS.
County of CLARK }

On January 06, 2011, before me, the undersigned, Jessica Chester, personally appeared Mandi Foht 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)

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