

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED SEPTEMBER 13, 1984. 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.

Notice is hereby given that on Monday, August 26, 1985 at 11:30 a.m. at the front steps of the old Douglas County Courthouse, located at 121 8th Street, Minden, Douglas County, Nevada, HENRY R. BUTLER, ESQ., whose address is P.O. Box 5367 Stateline, Nevada 89449 (3961 Cedar Road, South Lake Tahoe, California), telephone: (916) 541-7280, Substituted Trustee under the Deed of Trust referred to below, will sale at public auction to the highest bidder for cash, in lawful money of the United States, all payable at the time of sale, all that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 12, in block 3, of Resubdivision of portions of Artemisia Subdivision, in the Southwest 1/4 of section 34, Township 14 North, Range 20 East, M.D.B.&M., Douglas county Nevada, according to the official plat thereof, filed in the office of the County Recorder of Douglas County, Nevada, on April 23, 1962, file No. 19909

Said sale will be made without covenant or warranty regarding title, possession, or encumbrances to satisfy the obligations secured by and pursuant to the power of sale conferred in that certain Deed of Trust dated September 13, 1984, executed by Ron Steenburgen, Trustor to LAWYERS TITLE INSURANCE CORPORATION, a Nevada corporation, to secure an indebtedness of \$50,000.00 in favor of TOM GERKEN, Trustee for Mat and Kylie Gerken, recorded September 24, 1984 in book 984 page 2477, Document No. 107192 Official Records of Douglas County, State of Nevada. HENRY R. BUTLER, ESQ. was substituted in as Trustee pursuant to that Deed of Trust by Substitution of Trustee executed by TOM GERKEN and recorded July 26, 1985, AT BOOK 785 PG. 2199, #120666

Notice of Default and Election to Sell the described real property under said Deed of Trust was recorded April 11, 1985, in Book 485, Page 978, Document No. 115946, Official Records of Douglas County, State of Nevada.

This Notice is given in compliance with the written application made to the Trustee by said Beneficiary.

On August 26, 1985, the proposed date of the sale, the following amounts represent the total amount of the unpaid balance of the obligation secured by the above described property to be sold and reasonably estimated costs, expenses, and advances, respectively:

Unpaid balance of obligation (includes principal and interest, and penalties)	\$ 57,843.99
Costs, Trustee Gaurantee, publication costs, posting and mailings	333.00
Recording costs	12.00
Attorney's fees	500.00
TOTAL	\$ 58,680.32

The trustee disclaims any liability for any good faith error in the statement of the amounts due.

Further information regarding the location of the property and encumbrances to which it is subject may be obtained by contacting either TOM GERKEN at (916) 544-1596 or the Trustee, HENRY R. BUTLER at P.O. Box 5367, Stateline, Nevada 89449 (916) 541-7280.

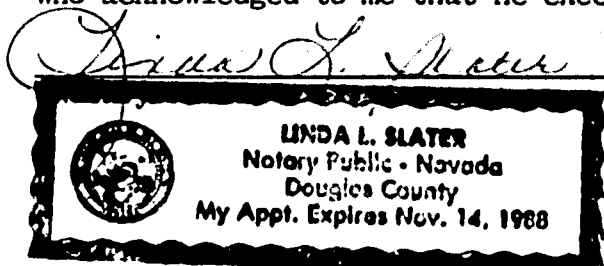
Dated: July 26, 1985

Henry R. Butler, Trustee
P.O. Box 5367
Stateline, NV 89449

Henry R. Butler
Henry R. Butler

State of Nevada
County of Douglas

On this 26th day of July, 1985, personally appeared before me, a Notary Public in and for County and State, HENRY R. BUTLER, who acknowledged to me that he executed the above instrument.



REQUESTED BY
Henry R. Butler
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'95 JUL 26 P4:36

SUZANNE DE SUDREAU
RECORDER

\$5.00 PAID. *LD* DEPUTY

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