FORCLOSURE NO. F208721F
WHEN RECORDED MAIL TO:
J.R. COLLINS
JOCOL FINANCIAL P.O. Box # 11030
Zephyr Cove, Nevada 89448
R.P.T.T. \$ STRUSTEE'S DEED
THIS INDENTURE, made and entered into on the 30th day of NOVEMBER 1992, by and between WESTERN TITLE COMPANY, INC., a Nevada
J.R. COLLINS, DBA JOCOL FINANCIAL
party of the second part, whose address is:
P.O. BOX# 11030 Zephyr Cove, Nevada 89448
WITNESSETH:
WHEREAS, JOANIE K. WENGER
OGFRYZI IV. WZROZIA
executed a Promissory Note payable to the order of
MATTHEW A. GRAY, AN UNMARRIED MAN
in the principal sum of \$ 16,750.00****** , and bearing interest, and as
security for the payment of said Promissory Note, said JOANIE K. WENGER
JOANIE R. WENGER
as Trustor, executed a certain Deed of Trust to FIRST NEVADA TITLE COMPANY, A NEVADA CORPORATION
as Trustee formatthew A. GRAY
as Beneficiary, which Deed of Trust was dated
recorded on July 2, 1991 , in Book 791 , page 347 , Document No.
254373 Official Records, of DOUGLAS County, Nevada; and
WESTERN TITLE COMPANY, INC. WAS SUBSTITUTED AS TRUSTEE BY SUBSTITUTION OF TRUSTEE RECORDED ON NOVEMBER 9, 1992, as DOCUMENT #292701, in Book #1192, PAGE #1311 BY OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
SI GITTONIA RECORD OF BOSCALD CONNEY NAMED IN
WHEREAS, a breach of the obligation for which such transfer in trust as
security was made occured in that default was made in the failure to pay the
balance of the installment of principal and interest due on
February 15, 1992 , and in the failure to pay each payment of
principal and interest that thereafter became due together with attorney's fees, foreclosure fees and costs; and
WHEREAS, J.R. COLLINS, DBA JOCOL FINANCIAL
executed and acknowledged a Notice of Default and Election to Sell the (Continued)
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BOOK 293 FACE2675

Notice of Default and Election to Sell was recorded on	
, Official Records of DOUGLAS County, Nevada; and	
WHEREAS, on June 22, 1992 , a copy of said Notice of Default . Election to Sell was mailed by certified mail to the then owner of the prope hereinafter described and to all other parties entitled by law to such notic and	rty
WHEREAS, by direction of	
the said WESTERN TITLE COMPANY, INC., Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the30th day ofNOVEMBER 1992, at the hour of 11:30 o'clock A.M. sell at the office of WESTERN TITLE COMPANY, INC., 1626 Highwa 395, Minden, NV, at public auction to the highest cash bidder in lawful mone of the United States of America, the realty described in said Deed of Trust satisfy the indebtedness due under said Deed of Trust and the Promissory Not secured by it; that said Notice of Sale was published in the Record-Courier, its issues dated November, 12, 1992 and November 19, 1992 and November 26, 1992	y to e
and said Notice of Sale was posted in three public places in East Fork Township, namely, at the lobby of the United States Post Office, Minden, Nevada, at the entrance of the Douglas County Courthouse, 1625 8th Street, Minden, Nevada and at the entrance of the Douglas County Administration Bldg 1616 8th Street, Minden, Nevada, on November 9, 1992; and	
WHEREAS, on the 16th day of NOVEMBER 1992 , a copy of said Not of Sale was mailed by registered mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notic and	
WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of $\frac{19.037.47}{19.037.47}$ for said property, and said sum was the highest and best bid therefor;	
NOW THEREFORE, for and in consideration of the said sum of \$_19.037.47, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does here grant, bargain, sell and convey, without warranty, unto the party of the sec part, and to its successors and assigns forever, all that certain real prope situate in the County of, State of Nevada, that is described as follows:	ond
ALL THAT PORTION OF REAL PROPERTY SITUATE IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL B AS SET FORTH ON THE PARCEL MAP FOR GARRY DEN HEYER, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JANUARY 11, 1977 AS DOCUMENT NO,. 06043	
ASSESSORS PARCEL NO. 29-441-07	
TOGETHER WITH the improvements thereon, and all and singular the	

tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and

property described in said Deed of Trust to satisfy said indebtedness, and said

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profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

WESTERN TITLE COMPANY, INC. C. HARRIS, VICE PRESIDENT SUZANNE McCAULEY Notary Public - State of Nevada STATE OF NEVADA Appointment Recorded in Washoe County) 88 MY APPOINTMENT EXPIRES JUNE 25, 1995 COUNTY OF DOUGLAS , personally appeared before me, a Notary On ____FEBRUARY 16, 1993 , personally known to me to be the person Public, <u>DIXIE C. HARRIS</u> whose name is subscribed to the above instrument who acknowledged that she executed the instrument. Motary Public

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS JOUREVADA

"93 FEB:17 M1:57

