

107

NOTICE OF TRUSTEES SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED JUNE 2, 1993. 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 Friday, February 17, 1995 at 12:00 Noon at 271 Kingsbury Grade #7, Stateline, Nevada, Henry R. Butler, whose address is P.O. Box 5367 Stateline, Nevada 89449, Substituted Trustee under the Deed of Trust referred to below, will sell 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 Douglas County, Nevada further described as follows:

See Attached Legal Description

The street address or other common designation of the said real property is: 2201 Candy Dance, Genoa, Nevada.

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 June 2, 1993, executed by Century Oak Financial, Inc., A Nevada Corporation to Henry R. Butler, Esq. as trustee to secure an indebtedness of \$280,000.00 in favor of Barrett E. Betschart, Recorded June 3, 1993 in Book 693, Pages 615, official Records of Douglas County, Nevada. Henry R. Butler was substituted in as Trustee pursuant to that Deed of Trust by Substitution of Trustee executed by BARRETT E. BETSCHAT and recorded on January 24, 1995 at Book Page as Document No. of the official records of Douglas County, State of Nevada.

Notice of Default and Election to Sell the described real property under said Deed of Trust was recorded **September 28, 1994**, in Book **994**, Page **4867**, Document No. **347137**, of the 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 **February 17, 1995**, 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:

Current Principle Balance	\$303,000.00
Interest from May 2, 1994 through February 17, 1995	\$38,111.05
Late Penalties:	1,363.50
Recording:	24.00
Mailing:	12.00
Trustees Sale Guarantee:	1,049.75
Attorney Fees:	6,060.00
Publication costs	75.00
TOTAL DUE (Opening Bid):	\$349,695.30

354901

BK0195PG3127

Further information regarding the location of the property and encumbrances to which it is subject may be obtained by contacting either:

HENRY R. BUTLER
P.O. Box 5367
271 Kingsbury Grade, Suite #7
Stateline, Nevada 89449
(702) 588-7477

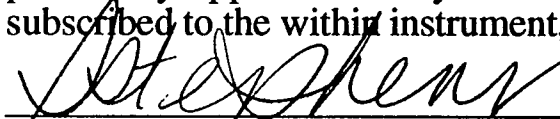
or
Barrett E. Betschart
2687 CHAPARREL DR.
Reno, Nevada 89509
702 828-9981

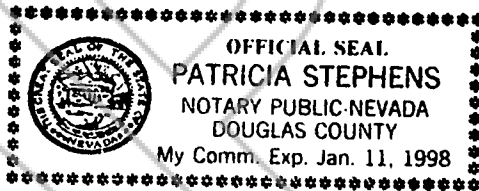
Dated: 1-24-94 Signed


HENRY R. BUTLER

STATE OF NEVADA
COUNTY OF DOUGLAS

On January 24, 1995, before me, the undersigned, a Notary Public, in and for said State, personally appeared Henry R. Butler, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.


Notary Public



Recording requested by:
BARRETT E. BETSCHART

When recorded mail to:
✓ HENRY R. BUTLER
P.O. Box 5367
Stateline, Nevada 89449

Foreclosure Number B59226JCF

354901

BK 0195 PG 3128

EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Southeast 1/4 of the Southeast 1/4 of Section 9, and the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 13 North, Range 19 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

PARCEL 1:

A lot line adjustment between Parcel 1 and Parcel 3 as described in that Deed from the Douglas P. Bailey Profit Sharing Trust, Douglas P. Bailey, Trustee to Century Oak Financial Inc., a Nevada corporation, filed for record in Book 391 at Page 2537 as Document No. 246928, Official Records of Douglas County, Nevada and also known as assessors Parcel Numbers 17-100-07 and 17-100-22 respectively, and more particularly described as follows:

Commencing at the 1/16 corner common to aforesaid Sections 9 and 16 as shown on the Record of Survey for Doug Bailey filed for record in Book 790 at Page 3038 as Document No. 230684, Official Records of Douglas County, Nevada, said point being the TRUE POINT OF BEGINNING; thence along the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 9 North $00^{\circ}06'02''$ West a distance of 307.53 feet to a point on the North line of Lot 294 of Block 5 of Genoa; thence along the North line of Lots 294, 273 and 262 of said Block 5 North $89^{\circ}54'57''$ East a distance of 294.15 feet to the Northeast corner of said Lot 262; thence along the East line of Lots 262, 263 and 264 of said Block 5, South $00^{\circ}06'02''$ East a distance of 141.00 feet to a point; thence leaving said East line. South $79^{\circ}11'24''$ West a distance of 230.00 feet; thence South $04^{\circ}04'45''$ West a distance of 279.46 feet to a point on the South line of aforesaid Parcel 3; thence along said South line. South $89^{\circ}54'57''$ West a distance of 47.40 feet; to the Southwest corner of said Parcel 3; thence along the West line of said Parcel 3. North $00^{\circ}14'38''$ West a distance of 155.00 feet to the TRUE POINT OF BEGINNING.

Said land is now known as Parcel A of that certain lot line adjustment recorded on July 2, 1991, in Book 791, at Page 354, as Document No. 254377, Official Records.

PARCEL 2:

Being a right of way 20 feet in width for ingress and egress, as disclosed by that certain Record of Survey for RIDL, LTD., recorded May 16, 1979, in Book 579, Page 1069, Document No. 32482, Official Records of Douglas County, State of Nevada.

A.P.N. 17--100-38 & 17-100-39

354901

BK0195PG3129

COPY

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

'95 JAN 24 P2:16

JAN 24 1995

354901

BK 0195 PG 3130

LINDA SLATER
RECORDER
\$10⁰⁰ PAID K 2 DEPUTY