

DOC # 0638851
03/14/2005 01:21 PM Deputy: BC

OFFICIAL RECORD

Requested By:
FIRST AMERICAN TITLE

Recording requested by:
RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0305 PG- 5204 RPTT: 0.00

When recorded mail to:

Melmet Default Services, Inc., FKA
Law Offices Of Steven J. Melmet, Inc.
1820 E. First Street Suite 210
Santa Ana, California 92705

ft. of APN# 1319-30-712-001
2338119-00
T.S. No. 200401990-Z - 20617



Space above this line for recorder's use only

Title Order No. 2338119

Loan No. 355403

Notice of Trustee's Sale

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/30/1998. 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 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 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

Trustor(s): **William Wenger and Vivian Wenger, husband and wife as joint tenants with right of survivorship**

Recorded: **09/22/1998**, as Instrument No. **0449911**, in Book **0998**, on Page **4193**, of Official Records of **Douglas County, Nevada**;

Date of Sale: **04/06/2005 at 1:00 pm**

Place of Sale: **At the front entrance of the courthouse 1616 8th Street
Minden, NV**

The purported property address is: **455 Tramway Drive, Stateline, Nevada 89449**
Assessors Parcel No. **1319-30-712-001**

Legal Description: **As more fully described in the above-referenced Deed of Trust.**

The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is **\$8,654.28**.

Notice of Trustee's Sale
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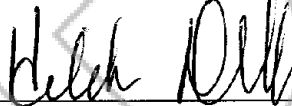
Loan No. 355403

This property is sold AS-IS, lender is unable to validate the condition, defects or disclosure issues of said property and buyer waives the disclosure requirements under NRS113.130 by purchasing at this sale and signing said receipt.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Date: 03/10/2005

Melmet Default Services, Inc., FKA
The Law Offices of Steven J. Melmet, Inc., As Trustee



Hilda Delgado, Authorized Signatory
1820 E. First Street Suite 210
Santa Ana, California 92705

State of Nevada) ss.
County of Clark)

This instrument was acknowledged before me, a notary public, by Hilda Delgado on 3/10/2005


Notary Public

Sale Information Line: 714-480-5690
Sale Information Website: <http://www.ascentex.com/websales/>
Reinstatement and Pay-Off Requests: 949.622.3388.

THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE.

