

**OFFICIAL RECORD**

Requested By:

FIRST CENTENNIAL TITLE

APN: 1318-10-310-020

Foreclosure No. 00142423 - LM

When Recorded Return to:  
First Centennial Title Company  
1450 Ridgeview Drive  
Reno, Nevada 89509

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00  
BK-0905 PG- 2191 RPTT: 0.00



SPACE ABOVE FOR RECORDERS USE

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, JOHN DALIPOSAN and BARBARA DALIPOSAN, Trustees and RICHARD R. ROSSOW and NATALIE ROSSOW, are the owners and holders of that certain obligation secured by a Deed of Trust dated May 26, 2004, executed by DOUGLAS PETER NELSON, a single man, Trustor to First Centennial Trust Deed Services, Inc., a Nevada corporation. as Trustee for John Daliposan and Barbara Daliposan, Trustees or their successors in trust under The John Daliposan and Barbara Daliposan Revocable Trust dated February 17, 1993, as to an undivided Sixty percent (60%) interest, and Richard R. Rossow and Natalie Rossow, husband and wife, as joint tenants, as to an undivided Forty percent (40%) interest, Beneficiaries, which said Deed of Trust was recorded on May 26, 2004 in the office of the County Recorder of Douglas County, Nevada, in Book 0504 of Official Records, at page 13251 under Document No.0614355; and

WHEREAS, JLM TITLE LLC dba First Centennial Title Company of Nevada was substituted as Trustee under the above Deed of Trust by Substitution of Trustee recorded on May 20, 2005 in the office of the County Recorder of Douglas County, in Book 0505, of Official Records, at Page 9478, under Document No. 0644930; and

WHEREAS, default has been made in the payment of the debt evidenced by the Promissory Note for which said Deed of Trust was given as security and said Beneficiary did cause a Notice of Default and Election to Sell under said Deed of Trust to be recorded in the office of the County Recorder of Douglas County, Nevada, on May 20, 2005, in Book 0505, of Official Records, at Page 9480 under Document No. 0644931; and

WHEREAS, Beneficiaries have made demand upon said Trustee that said Trustee proceed to sell the land and premises hereinafter described.

NOW, THEREFORE, pursuant to said demand, and in accordance with the terms and under the authority of said Deed of Trust, said JLM TITLE LLC dba First Centennial Title

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Company of Nevada as such Trustee, does hereby give notice that on September 30, 2005 at the hour of 1:30 o'clock p.m. on said day, at the main entrance to the Douglas County Courthouse building, 1616 – 8<sup>th</sup> Street, Minden, Nevada, said Trustee will sell at public auction to the highest bidder for CASH in lawful money of the United States of America, all that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Triangular lot in Block F of ZEPHYR COVE PROPERTY in Section 10, Township 13 North, Range 18 East, M.D.B. & M., as delineated on that certain map entitled "Amended Map of Zephyr Cove Property in Section 10, Township 13 North, Range 18 East" which was filed for record August 4, 1929 with Josephine L. Kotz, County Recorder, Douglas County, Nevada, after being approved by the Board of County Commissioners of Douglas County, Nevada, on the same day; said Triangular lot in Block F bounded on two sides by the Old Lincoln Highway and Lakeview Boulevard, and on the West side by a line running practically North and South which is a continuation of the line forming the East Boundary of Lot 9 in the same Block, the line running from Lakeview Boulevard to the old road called Lincoln Highway, as shown on Map.

EXCEPTING THEREFROM being that certain lot or parcel of land lying in a portion of Block "F" as shown on the Amended Map of ZEPHYR COVE PROPERTIES SUBDIVISION at lake Tahoe, and which map is made of record at the Courthouse in Minden, Douglas County, Nevada, said parcel being more particularly described by Metes and Bounds as follows, to wit:

Beginning at a point at the Northwest corner of the parcel and on the Southwesterly right of way line of Lakeview Boulevard, said point being further described as bearing South 50°06' East, a distance of 190.70 feet and South 46°25' East, a distance of 113.40 feet from the Northeast corner of Lot 14, Block "f" of said Zephyr Cove Properties Subdivision; thence from the point of beginning South 46°25' East along the Southwesterly side of Lakeview Boulevard a distance of 43.80 feet to a point; thence South 68°44' East along the Southerly side of said Blvd. A distance of 150.00 feet to a point at the intersection of said Lakeview Boulevard with the North side of the Old Lincoln Highway; thence North 88°27' West along the North side of said Lincoln Highway a distance of 87.40 feet to a point; thence North 81°08' West along the North side of said Lincoln Highway a distance of 88.60 feet to a point at the Southwest corner of the parcel; thence North 2°51' East along the West side of the parcel a distance of 69.40 feet to the POINT OF BEGINNING.

The above metes and bounds description appeared previously in that certain Trustee's Deed upon Sale recorded in the Office of the County Recorder of Douglas County, Nevada on February 27, 2001 in Book 0201, Page 5257 as Document No. 509428, Official Records.

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The property address is purported to be: 693 Lakeview Boulevard, Zephyr Cove, Nevada.

The estimated opening bid is \$274,689.18.

TOGETHER WITH the improvements thereof and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Said sale is made without covenant or warranty, expressed or implied, regarding title, possession or encumbrances and that this property is sole "AS-IS", lender is unable to determine or validate the condition, defects or disclosure issues of said property and Buyer, its principals and assigns waive the disclosure requirements under NRS 113, by purchasing at this sale and signing said waiver.

DATED: September 2, 2005

JLM TITLE LLC dba First Centennial Title Company of Nevada  
as Trustee

BY: *Lisa Quilici*  
Lisa Quilici - Authorized Signature

STATE OF NEVADA  
COUNTY OF WASHOE

This instrument was acknowledged before me on September 6, 2005,

by Lisa Quilici

*Lucy McGuire*  
NOTARY PUBLIC



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