

OFFICIAL RECORD

Requested By:
FIRST AMERICAN TITLE COMPANY

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

And when recorded mail to

T.D. SERVICE COMPANY
1820 E. FIRST ST., SUITE 210
P.O. BOX 11988
SANTA ANA, CA 92711-1988

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0206 PG- 4373 RPTT: 0.00



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NOTICE OF TRUSTEE'S SALE

T.S. No: F330307 NV Unit Code: B Loan No: 4860581/MANNING
AP #1: 1420-28-810-003

ALTA REAL ESTATE SERVICES, INC., as duly appointed Trustee under the following described Deed of Trust WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the forms which are lawful tender in the United States) and/or the cashier's, certified or other checks (payable in full at the time of sale to T.D. Service Company) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property hereinafter described:

Trustor: CHARLES D. MANNING SR., LENI C. MANNING

Recorded December 5, 2002 as Instr. No. 0559906 in Book 1202 Page 02438 of Official Records in the office of the Recorder of DOUGLAS County, NEVADA, pursuant to the Notice of Default and Election to Sell thereunder recorded December 12, 2003 as Instr. No. 0599430 in Book 1203 Page 5749 of Official Records in the office of the Recorder of DOUGLAS County NEVADA.

Said Deed of Trust describes the following property:
LOT 12 AS SHOWN ON THE MAP OF SARATOGA HEIGHTS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON DECEMBER 5, 1966 IN BOOK 46 AT PAGE 287, AS DOCUMENT NO. 34826.

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 21, 2002. 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.

1333 SARATOGA STREET, MINDEN, NV 89423

"(If a street address or common designation of property is shown above, no warranty is given as to its completeness or correctness)."

Said Sale will be made, but without covenant or warranty, express or implied, regarding title possession, or encumbrances, to pay the remaining principal sum of the notes(s) secured by said Deed of Trust, with interest as in said note provided, advances, if any, under the terms of said Deed of Trust, fee, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. As of the date hereof the following amount is REASONABLY ESTIMATED to the amount of the unpaid advances: **\$270,437.55**.

THIS AMOUNT IS ONLY AN ESTIMATE AND NO REPRESENTATION OR WARRANTY IS MADE, EXPRESS OR IMPLIED, AS TO THE ACCURACY THEREOF.

Said sale will be held on:

MARCH 15, 2006, AT 1:00 P.M. AT THE FRONT ENTRANCE OF THE COURTHOUSE, 1616 8TH STREET, MINDEN, NV

It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

Date: February 10, 2006

ALTA REAL ESTATE SERVICES, INC. as said Trustee,
by T.D. Service Company, as agent

BY *K. Coonradt*
KIMBERLY COONRADT, ASSISTANT SECRETARY
T.D. SERVICE COMPANY
1820 E. FIRST ST., SUITE 210, P.O. BOX 11988
SANTA ANA, CA 92711-1988
(714) 543-8372

We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose whether received orally or in writing.

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.

If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (714) 480-5690 or you may access sales information at www.ascentex.com/websales.

THIS NEW NOTICE SUPERSEDES AND REPLACES ANY PREVIOUS NOTICE OF TRUSTEE'S SALE YOU MAY HAVE RECEIVED UNDER T.S. # F330307

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

On 02/10/06 before me, LAURA MAIB, a Notary Public, personally appeared KIMBERLY COONRADT, ASSISTANT SECRETARY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature *Laura Maib* (Seal)

