

OFFICIAL RECORD

Requested By:

FIRST CENTENNIAL TITLE CO OF

NV

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0406 PG- 4145 RPTT: 0.00



APN 1022-15-001-023
Order No. TSF-19703F

149489-TSG

SPACE ABOVE FOR RECORDER'S USE ONLY

NOTICE OF TRUSTEE'S SALE

WHEREAS, TED L. WINGER TRUSTEE OF THE TED L. WINGER FAMILY TRUST DATED 6/11/90 is the owner and holder of that certain obligation dated February 19, 1998, and secured by that certain Deed of Trust dated February 19, 1998, and executed by DONNA J. SUTTON, a widow as Trustor to WESTERN TITLE COMPANY INC., A NEVADA CORPORATION as Trustee, for TED L. WINGER, TRUSTEE OF THE TED L. WINGER FAMILY TRUST DATED 6/11/90 Beneficiary, which said Deed of Trust was recorded in the Official Records of Douglas County, Nevada, on February 20, 1998 in Book 298, Page 3745, as Document No. 433067; 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 the said Beneficiary did cause a Notice of Default and Election to Sell to be recorded in the Official Records of Douglas County, Nevada, on January 11, 2006 in Book 0106, Page 4201, as Document No. 665595; and

WHEREAS, the Beneficiary has made demand upon the Trustee that the Trustee proceed to sell the land and premises described herein.

NOW THEREFORE, pursuant to said demand and in accordance with the terms and under the authority of said Deed of Trust, the Trustee, TITLE SERVICE AND ESCROW COMPANY, a Nevada corporation, does hereby give notice that on May 5, 2006, at the hour of 11:00 A.M. on the Front steps of the Douglas County Court House Minden, Nevada, at the address of 1625 8th Street, Minden, Nv. 89423, said Trustee will sell, at public auction, to the highest bidder for cash, or Cashier's Check issued by any Bank licensed to do business in the State of Nevada, lawful money of the United States of America, in the case of cash, if cash is in excess of \$10,000.00, then it must be accompanied by IRS form 8300, all of Trustee's interest as granted by the above Deed of Trust in and to all that certain property in the State of Nevada, County of Lyon, described as follows:

Lot 9, in Block B, of TOPAZ RANCH ESTATES, UNIT NO. 4, according to the mp thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on November 16, 1970, in Book 81, Page 214, as Document No. 50212.

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Property Address: 3966 Walker View Road, Wellington, Nv. 89444

Approximate Opening Bid: \$18,145.23, which includes all amounts due under the Note or Notes, all foreclosure costs and fees, advances and attorney fees and is subject to change at the time of sale.

WITHOUT WARRANTY OR GUARANTEE OF TITLE.

Together with the improvements thereon, if any, 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.

DATED April 11, 2006.

TITLE SERVICE AND ESCROW COMPANY

by: *Kalee Osborn*
KALEE OSBORN, FORECLOSURE OFFICER

STATE OF NEVADA)
) ss.
COUNTY OF LYON)

On 4/11/06 personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), KALEE OSBORN who acknowledged to me that she executed the within instrument.

L. Burchett
Notary Public

