

Sullivan Law Offices PC
1650 Lucern
MINDEN NV 89423

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CASE NO.:
DEPT. NO.:

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 7 Fee: 20.00
BK-1206 PG- 8348 RPTT: 0.00



IN THE NINTH JUDICIAL DISTRICT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF DOUGLAS

ROBERT C. DYKES,
an individual,
Plaintiff,
vs.

NOTICE OF PENDING
ACTION - LIS PENDENS
(NRS 14.010)

DEWITT JONES PRODUCTIONS INC.,
a California Corporation; TERRELL
B. JONES, an individual; EUGENE
NIICHEL, an individual; MARY
NIICHEL, an individual, ALL
PERSONS HOLDING OR CLAIMING LIENS
PURSUANT TO THE PROVISIONS OF
NRS 108.221 TO 108.246, INCLUSIVE,
ON THE PREMISES IDENTIFIED AS
1720 NORTH BENTON ROAD,
MINDEN, NEVADA; DOES 4
through 25, inclusive,
Defendants.

TO ALL PARTIES SET FORTH HEREIN, PLEASE TAKE NOTICE:
An action has been filed in Douglas County, State of
Nevada, affecting the title of certain real property
situate in the County of Douglas, State of Nevada,
described as follows:

See Attached Exhibit 1, Trustee's Deed.

1 The object of the action is to obtain a court decree
2 specifically enforcing the aforesaid Lien by way of
3 execution sale of the affected property, as provided by
4 law.

5 Questions may be directed to the below-listed
6 counsel for plaintiff.

7 Dated: December 21, 2006

SULLIVAN LAW OFFICES
A Professional Corporation

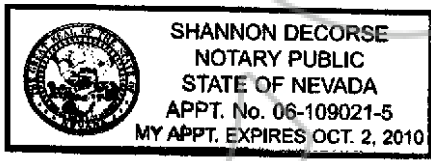
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10 By: 
11 GENE M. KAUFMANN

12 Attorneys for Plaintiff,
13 ROBERT C. DYKES

14 Tel.: 775.782.6915
15 Fax: 775.782.3439

16 *State of Nevada*
17 *County of Douglas*

18 *This Instrument was acknowledged before*
19 *me on December 21, 2006 by Gene M Kaufmann*



23 *Shannon Decorse*
24 *Notary Public*

COPY

Exhibit 1

OFFICIAL RECORD

Requested By:

WESTERN TITLE COMPANY INC

A. P. No. 1320-26-001-030
No. 2584-FCL

When recorded mail to:
c/o LEE NIICHEL
PO BOX 13274
SOUTH LAKE TAHOE, CA 96151

Mail tax statements to:
c/o LEE NIICHEL
PO BOX 13274
SOUTH LAKE TAHOE, CA 96151

Douglas County - NV
Werner Christen - Recorder

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BK-1006 PG-9990 RPTT: 2850.90



TRUSTEE'S DEED

THIS INDENTURE, made and entered into on October 17, 2006, by and between WESTERN TITLE COMPANY, INC., a Nevada corporation, as Trustee, party of the first part, and DEWITT JONES, Trustee of the DEWITT JONES PRODUCTIONS, INC. DEFINED BENEFIT PLAN AND TRUST, as to an undivided 43.939394% interest, TERRELL B. JONES, a single man, as to an undivided 22.727273% interest, and EUGENE NIICHEL and MARY NIICHEL, husband and wife, as joint tenants with right of survivorship, as to an undivided 33.333333% interest, parties of the second part, whose address is: PO BOX 13274 SOUTH LAKE TAHOE, CA 96151

W I T N E S S E T H :

WHEREAS, JERRY L. PALMER and MARY JO PALMER, husband and wife, executed a Promissory Note payable to the order of DEWITT JONES, Trustee of the DEWITT JONES PRODUCTIONS, INC. DEFINED BENEFIT PLAN AND TRUST, as to an undivided \$290,000.00 interest, TERRELL B. JONES, a single man, as to an undivided \$150,000.00 interest, and EUGENE NIICHEL and MARY NIICHEL, husband and wife, as joint tenants, as to an undivided \$220,000.00 interest, in the principal sum of \$660,000.00, and bearing interest, and as security for the payment of said Promissory Note said JERRY L. PALMER and MARY JO PALMER, husband and wife,, as Trustor, executed a certain Deed of Trust to FIDELITY NATIONAL TITLE COMPANY, a California corporation, Trustee for DEWITT JONES, Trustee of the DEWITT JONES PRODUCTIONS, INC. DEFINED BENEFIT PLAN AND TRUST, as to an undivided \$290,000.00 interest, TERRELL B. JONES, a single man, as to an undivided \$150,000.00 interest, and EUGENE NIICHEL and MARY NIICHEL, husband and wife, as joint tenants, as to an undivided \$220,000.00 interest, Beneficiary, which Deed of Trust was dated March 15, 2006, and was recorded March 17,

2006, in Book 0306, Page 6265, as Document No. 670114, Official Records, Douglas County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, INC., a Nevada corporation, was substituted as Trustee under said Deed of Trust, in the place and stead of FIDELITY NATIONAL TITLE COMPANY, by document recorded June 8, 2006, in Book 0606, Page 6265, as Document No. 676811, Official Records, Douglas County, Nevada; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the installment of principal and interest due on April 17, 2006, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, DEWITT JONES PRODUCTIONS, INC. DEFINED BENEFIT PLAN AND TRUST; TERRELL B. JONES, a single man, and EUGENE NIICHEL and MARY NIICHEL, husband and wife, executed and acknowledged a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded June 8, 2006, in Book 0606, Page 2532, as Document No. 676812, Official Records, Douglas County, Nevada; and

WHEREAS, on June 12, 2006, a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, by direction of DEWITT JONES PRODUCTIONS, INC. DEFINED BENEFIT PLAN AND TRUST; TERRELL B. JONES, a single man, and EUGENE NIICHEL and MARY NIICHEL, husband and wife, the said WESTERN TITLE COMPANY, INC., Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 17th day of October, 2006, at the hour of 11:00 o'clock A.M., sell at the front steps of the Douglas County Courthouse, 1616 8th Street, Minden, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was recorded September 19, 2006, in Book 0906, Page 5945, as Document No. 0684714, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record-Courier in its issues dated September 20, September 27,

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LAW OFFICES OF JUDITH A. OTTO, LTD. ♦ 1610 MONTCLAIR AVENUE, SUITE B ♦ RENO, NEVADA 89509

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BK- 1006
PG- 9991

and October 4, 2006, and said Notice of Sale was posted in three public places, namely, at the Douglas County Courthouse, at the Douglas County Sheriff's Department, and at the Minden Inn, Minden, Nevada, on September 20, 2006; and

WHEREAS, on September 15, 2006, a copy of said Notice of Sale was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, at the time and place so set for said sale said parties of the second part did bid the sum of SEVEN HUNDRED THIRTY THOUSAND SEVEN HUNDRED NINETY-THREE AND 47/100 DOLLARS (\$730,793.47) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$730,793.47, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the parties of the second part, in the interests and tenancies set forth above, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 6 in Block B, as shown on the Final Subdivision Map PD #02-003 for AURORA, a Planned Unit Development, filed for record with the Douglas County Recorder September 8, 2003, in Book 0903, at Page 3029, as Document No. 589081, Official Records of Douglas County, Nevada, and by Certificate of Amendment recorded September 10, 2003, in Book 0903, Page 4697, as Document No. 589483, Official Records of Douglas County, Nevada.

TOGETHER WITH the improvements thereon, 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.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said part of the second part, in the interests and tenancies set forth above.



