

OFFICIAL RECORD

Requested By:

WESTERN TITLE COMPANY INC

A. P. No. 1022-10-002-099
No. 10170-FCL

When recorded mail to:
Western Title Company, Inc.
P. O. Box 3059
Reno, NV 89501

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0707 PG- 5201 RPTT: 0.00



NOTICE OF TRUSTEE'S SALE

WHEREAS, FRED SCARPELLO, Trustee of the SCARPELLO & HUSS, LTD. PROFIT SHARING PLAN AND TRUST, is the owner and holder of that certain obligation secured by Deed of Trust dated August 3, 2005, executed by ROBERT J. STRAUSSER, an unmarried man, Trustor, to WESTERN TITLE COMPANY, INC. Trustee for SCARPELLO & HUSS, LTD. PROFIT SHARING PLAN AND TRUST, Beneficiary, which Deed of Trust was recorded August 4, 2005, as Document No. 651319, Official Records, Douglas County, Nevada; and

WHEREAS, default has been made by said Trustor in the payment of the debt evidenced by the Promissory Note for which said Deed of Trust is security, and the said FRED SCARPELLO, as Trustee of the SCARPELLO & HUSS, LTD. PROFIT SHARING PLAN AND TRUST, did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded March 30, 2007, as Document No. 698256, Official Records, Douglas County, Nevada; and

WHEREAS, FRED SCARPELLO, as Trustee of the SCARPELLO & HUSS, LTD. PROFIT SHARING PLAN AND TRUST, has made demand upon said Trustee that said Trustee proceed to sell the land and premises described in said Deed of Trust;

NOW, THEREFORE, pursuant to said demand, and in accordance with the terms and under the authority of said Deed of Trust, said WESTERN TITLE COMPANY, INC., as such Trustee, does hereby give notice that on the 2nd day of August, 2007, at the hour of 11:00 o'clock A.M. on said day, at the Douglas County Courthouse, 1625 8th Street, Minden, Nevada, said Trustee will sell at public auction to the highest bidder, for current lawful money of the United States of America, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 162 of TOPAZ RANCH ESTATES UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on

February 20, 1967, in Book 47, Page 761, as Document No. 35464.

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.

The address of the property is: 3810 Zeolite Circle, Wellington, NV 89444. A.P. No. 1022-10-002-099.

The current outstanding principal balance is approximately \$172,000.00, which is owed together with interest, late charges, advances, interest on advances, foreclosure fees and costs, and other expenses or costs not herein disclosed.

The opening bid amount may be more or less than the outstanding principal balance as indicated.

The undersigned disclaims any liability for the accuracy of the above-described address, APN, or principal balance. Verification of such information can be requested during normal business hours at the office of the Trustee, whose address is: 241 Ridge Street, Reno, Nevada 89501, Telephone No. (775) 850-7176.

This property is sold as-is. Beneficiary is unable to validate the condition, defects or disclosure issues of said property and Buyer shall waive the disclosure requirements under NRS 113.130 by purchasing at this sale.

DATED: 7-11, 2007.

WESTERN TITLE COMPANY, INC.


By: 

JOY M. TAGHIOF
FORECLOSURE OFFICER

Its: _____

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on
7-11, 2007, by JOY M. TASHIRO, as
ENCLOSURE OFFICER of WESTERN TITLE COMPANY, INC.



Notary Public

