

DOC # 0715049  
12/19/2007 02:26 PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
MARQUIS TITLE & ESCROW INC

APN: 1319-33-002-025

When Recorded Mail to:  
Phil Frink & Associates, Inc.  
401 Ryland Street Ste 202  
Reno, NV 89502

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 2 Fee: 15.00  
BK-1207 PG- 4264 RPTT: 0.00



270044 TO

(Space Above For Recorder's Use Only)

NOTICE OF TRUSTEE'S SALE

No. 10108

**IMPORTANT NOTICE TO PROPERTY OWNER:**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED May 10, 2004, 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**

On January 9, 2008 at 2:00 o'clock P.M., Phil Frink & Associates, Inc., a Nevada corporation, as Trustee under a Deed of Trust dated October 28 2003, executed by Geran C. Vines and Denise Vines, husband and wife as joint tenants as Trustor, in favor of Troy D. Griggs and Martha Griggs, husband and wife as joint tenants as to an undivided \$25,000.00 interest and Justo Jaimerena and Maria Jaimerena, husband and wife as joint tenants as to an undivided \$35,000.00 interest and Roy West and Ernestine West, Co-Trustees of the Roy West and Ernestine West Family Trust dated June 20, 1990 as to an undivided \$75,000.00 interest and Stuart V. Dawson Trustee of The Stuart V. Dawson Revocable Trust dated August 25, 1999 as to an undivided \$12,000.00 interest and K.M. Kroyer, Trustee of The K.M. Kroyer Trust, dated May 10, 2001 as to an undivided \$20,000.00 interest and John Wittrig, an unmarried man as to an undivided \$466,000.00 interest, as Beneficiary and recorded November 3, 2003, in Book 1103 at Page 126, as Document No. 595547, of Official Records of Douglas County, State of Nevada; and securing among other obligations, one note in the amount of \$633,00.00 and an Agreement for Additional Advance and Modification of Promissory Note Secured by Deed of Trust in the amount of \$307,959.00 dated October 3, 2005 and recorded October 18, 2005, in book 1005, at Page 8196, as Document No. 658139 and a Notice of Additional Advance under Deed to Trust in the amount of \$892,729.00 recorded May 26, 2006, in Book 506, at Page 11028, as Document No. 676057 both of Official Records of Douglas County, State of Nevada, making the total indebtedness secured by said deed of trust \$1,833,688.00; by reason of now continuing default in the payment or performance of obligations secured by said Deed of Trust, including the breach or default, notice of which was recorded in the office of the County Recorder of Douglas County, Nevada, by the Beneficiary and the undersigned more than

three months prior to the date hereof, will sell at public auction, to the highest bidder for lawful money of the United State of America, at the main entrance of Douglas County Judicial Building, located at 1625 8<sup>th</sup> Street, Minden, Nevada all right, title and interest now held by it under said Deed of Trust in the property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 2, as set forth on Parcel Map for Margie Johnson, filed for record in the office of the Douglas County Recorder on March 27, 2003, as Document No. 571535, in book 0303, at Page 13526, Official Records of Douglas County, Nevada

Together with all appurtenances, water rights and rights of way, including all shares, of which Trust has any interest, of the capital stock of any Water Company, the Water represented by which stock is used on or is in anywise appurtenant to the aforesaid premises.

Said sale will be made (without covenant or warranty, expressed or implied, regarding title, possession or encumbrances) to pay the unpaid balance of said note, to wit: \$1,833,688.00 plus interest and late charges. As in said note provided, advances, if any, under the terms of said Deed of Trust, charges and expenses of the Trustee and the Trusts created by said Deed of Trust will be additional.

Dated: December 14, 2007 Phil Frink & Associates, Inc., a Nevada Corporation, as Trustee

  
By: Phillip E. Frink, President

DO NOT PUBLISH BELOW THIS LINE

STATE OF NEVADA        )  
                                  ) SS  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on December 14, 2007 by Phillip E. Frink as President of Phil Frink & Associates, Inc.

  
NOTARY PUBLIC

 LORA LEE OWENS  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 02-53252-2 - Expires May 3, 2010

Land situated in the Eastfork Judicial Township  
Publish Notice of Sale in Record Courier  
Three times on December 19, 2007; December 26, 2007 and January 2, 2008