

DOC # 0715050  
12/19/2007 02:27 PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
MARQUIS TITLE & ESCROW INC

APN: Portion of 1319-33-002-26

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-4266 RPTT: 0.00



270032 TD

(Space Above For Recorder's Use Only)

NOTICE OF TRUSTEE'S SALE

No. 10106

**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 May 10, 2004, executed by Donald Wright, a married man as his sole and separate property as Trustor, in favor of Willie E. Ruppel and Marianne Ruppel, husband and wife as joint tenants with right of survivorship as to an undivided \$34,500.00 interest and Fontella L. Kirk, Trustee of The Kirk and Dutton Trust, dated January 29, 2003 as to an undivided 22,000.00 and LaVerne Ridenour and Lisa Bell Ridenour, husband and wife as joint tenants with right of survivorship as to an undivided \$10,000.00 interest and Jean Pierre Irissarry, Trustee of The Jean Pierre Irisarry Trust, as to an undivided \$29,500.00 interest and Donald James Tyler, Trustee U/T/A dated December 8, 1992 Donald James Tyler 1992 Family Trust Agreement as to an undivided \$60,000.00 interest and Stuart V. Dawson, Trustee of The Stuart V. Dawson Revocable Trust dated August 25, 1999 as to an undivided \$27,475.00 interest and Santa Rosa Enterprises, Inc., a California corporation as to an undivided \$50,000.00 and Kenneth L. Green, an unmarried man as to an undivided \$27,475.00 interest and Pauline Laybourn, an unmarried woman as to an undivided \$27,475.00 interest and Larry E. Fischer and Ida B. Fischer, husband and wife as joint tenants with right of survivorship as to an undivided \$32,777.00 interest and Roy West and Ernestine West, Co-Trustees of The Roy West and Ernestine West Family Trust dated June 2, 1990 as to an undivided \$50,000.00 interest and John J. Wittrig, an unmarried man as to an undivided \$457,113.00 interest, as Beneficiary and recorded May 21, 2004, in Book 0504 at Page 9824, as Document No. 613706, of Official Records of Douglas County, State of Nevada; and securing among other obligations, one note in

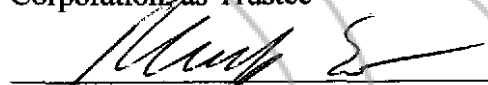
the amount of \$828,315.00, dated May 10, 2004; by reason of now continuing default in the payment or performance of obligations secured by said Deed of Trust, including the breach or default, notice of which was recorded in the office of the County Recorder of Douglas County, Nevada, by the Beneficiary 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 3, 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: \$471,202.00, 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