

APN: Portion of 1319-33-002-024

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

# 270 043

DOC # 728286  
08/11/2008 01:29PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
MARQUIS TITLE  
Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-808 PG-1863 RPTT: 0.00



(Space Above For Recorder's Use Only)

**NOTICE OF TRUSTEE'S SALE**

No. 10107

**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 September 5, 2008 at 2:00 o'clock P.M., Phil Frink & Associates, Inc., a Nevada corporation, as Trustee under a Deed of Trust dated February 23, 2004, executed by Geran C. Vines, a married man as his sole and separate property and Geret C. Vines, an unmarried man, as joint tenants as Trustor, in favor of Rosemary Esparza, an unmarried woman as to an undivided 13,000.00 and Stuart V. Dawson, Trustee of The Stuart V. Dawson Revocable Trust dated August 25, 1999 as to an undivided \$25,000.00 interest and Donald James Tyler, Trustee U/T/A dated December 8, 1992 Donald James Tyler 1992 Family Trust Agreement as to an undivided \$50,000.00 interest and Jean Iribarren and Grace Iribarren, Trustee of The Iribarren Family Living Trust dated April 29, 1996 as to an undivided \$60,000.00 and John Scott and Marleane Scott, husband and wife as joint tenants as to an undivided \$29,000.00 interest and K.M. Kroyer, Trustee of The K. M. Kroyer dated June 10, 2001 as to an undivided \$75,000.00 interest and Charles Lee and Edith Lee, husband and wife as joint tenants as to an undivided \$15,000.00 interest and Santa Rose Enterprises, Inc., a Nevada corporation as to an undivided \$40,000.00 and Lawrence Leach and Krista Leach, husband and wife as joint tenants as to an undivided \$15,000.00 interest and Jerald L. Goehring, Trustee of The Goehring Trust Agreement, executed February 1, 1993 as to an undivided \$75,000.00 interest and John Wittrig, an unmarried man as to an undivided \$153,000.00 interest, as Beneficiary and recorded March 3, 2004, in Book 0304 at Page 1859, as Document No. 606276, of Official Records of Douglas County, State of Nevada; and securing among other obligations, one note in the amount of \$550,000.00 and a Modification of Promissory Note secured by Deed of Trust and Additional Advance in the amount of \$841,280.00 recorded February 24, 2006 in Book 206, at Page 8122, as Document No. 668637 making

the total indebtedness secured by said Deed of Trust \$1,391,280.00; 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 1, 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: \$1,391,280.00 together with 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: August 8, 2008

Phil Frink & Associates, Inc., a Nevada Corporation, as Trustee

  
By: Jay Kelly, Asst. Vice President

DO NOT PUBLISH BELOW THIS LINE

STATE OF NEVADA        )  
                                  ) SS  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on August 8, 2008 by Joy Kelly as Asst. Vice President of Phil Frink & Associates, Inc.

  
NOTARY PUBLIC

Land situated in the Eastfork Judicial Township  
Publish Notice of Sale in Record Courier  
Three times on August 15, 2008; August 22, 2008 and August 29, 2008