APN: 1419-00-001-018

When Recorded Mail to: Phil Frink & Associates, Inc. 401 Ryland Street Ste 202 Reno, NV 89502 DOC # 734051

12/05/2008 11:29AM Deputy: GB
OFFICIAL RECORD
Requested By:
PHIL FRINK & ASSOCIATES,
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-1208 PG-970 RPTT: 0.00

(Space Above For Recorder's Use Only)

## NOTICE OF TRUSTEE'S SALE

No. 10697

## **IMPORTANT NOTICE TO PROPERTY OWNER:**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED APRIL 24, 2001, 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 December 26, 2008 at 2:00 o'clock P.M., Phil Frink & Associates, Inc., a Nevada corporation, as Trustee under a Deed of Trust dated April 24, 2001, executed by Dingman Investments, Inc., a Nevada corporation as Trustor, in favor of Lois Elizabeth Rabe Sarman, Trustee and Edwin Carl Sarman, Trustee, of The Elizabeth S. Rabe Testamentary Trust dated October 27, 1964, as Beneficiary and recorded May 16, 2001, in Book 0501 at Page 4667, as Document No. 514275, of Official Records of Douglas County, State of Nevada; and securing among other obligations, one note in the amount of \$139,000.00, dated April 24, 2001; 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 the Douglas County Judicial Building located at 1625 8th 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:

The North ½ of the Northeast ¼ and the Southwest ¼ of the Northeast ¼ of Section 2, Township 14 North, Range 19 East, M.D.B. & M.

EXCEPTING THEREFROM all that portion of said premises as granted to the State of Nevada by Deed on May 20, 1929, in Book S of Deeds, at Page 570, Douglas County, Nevada, Records.

Said premises further imposed on that certain Record of Survey recorded February 5, 1997, in Book 597, of Official Records, at Page 488, as Document No. 405122.

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: \$130,155.89, with interest from July 22, 2008 and accrued late charges in the amount of \$46,692.02. 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.

FOR SALE INFORMATION: Mon-Fri 9:00am to 4:30pm (775)324-2567 PHIL FRINK & ASSOCIATES, INC. 401 RYLAND STREET STE 202 RENO, NEVADA 89502

Dated: December 3, 2008

Phil Frink & Associates, Inc., 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 3, 2008 by Phillip E. Frink as President of Phil Frink & Associates, Inc.

JOY KELLY Notary Public - State of Nevada Appointment Recorded in Washoe County No: 08-7573-2 - Expires August 12, 2012

Land situated in the Eastfork Judicial Township Publish Notice of Sale in Record Courier Three times on December 5, 2008; December 12, 2008 and December 19, 2008

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BK-1208