

APN: 1220-09-710-041

When Recorded Mail to:
Phil Frink & Associates, Inc.
1895 Plumas Street, Suite 5
Reno, NV 89509

DOC # 748818
08/12/2009 03:44PM Deputy: DW
OFFICIAL RECORD
Requested By:
PHIL FRINK & ASSOCIATES,
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-809 PG-2871 RPTT: 0.00



(Space Above For Recorder's Use Only)

NOTICE OF TRUSTEE'S SALE

No. 10978

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED JUNE 5, 2006, 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 2, 2009 at 2:00 o'clock P.M., Phil Frink & Associates, Inc., a Nevada corporation, as Trustee under a Deed of Trust dated June 5, 2006, executed by Kim Posnien Construction and Development Company, a Nevada corporation as Trustor, in favor of Patricia McAllister Schwake and Michael R. McAllister, Sr., Trustees of the George W. McAllister Decedents Trust U/A dated April 4, 1990, as Beneficiary and recorded June 15, 2006, in Book 0606 at Page 6839, as Document No. 377647, of Official Records of Douglas County, State of Nevada; and securing among other obligations, one note in the amount of \$350,000.00, dated June 15, 2006; 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 front entrance of the Douglas County Courthouse located at 1625 Eighth 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:



Lot 66, as set forth on that certain Final Map PD 04-009 for CEDAR CREEK, a Planned Unit Development, filed for record on March 9, 2006, in Book 0306, Page 3246, as Document No. 669544, of Official Records.

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: \$350,000.00, with interest thereon. 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. It is possible that the opening bid may be less than the total debt.

FOR SALE INFORMATION: Mon-Fri 9:00am to 4:30pm (775)324-2567
PHIL FRINK & ASSOCIATES, INC.
1895 Plumas Street, Suite 5
RENO, NEVADA 89509

Dated: August 6, 2009

Phil Frink & Associates, Inc., as Trustee

Christine McBride

By: Christine McBride, Vice President

DO NOT PUBLISH BELOW THIS LINE

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on August 6, 2009 by Christine McBride as Vice President of Phil Frink & Associates, Inc.

J. Kelly

NOTARY PUBLIC



Land situated in the East Fork Judicial Township
Publish Notice of Sale in the Record Courier
Three times on August 12, 2009; August 19, 2009; and August 26, 2009