

APN: 1022-29-410-016

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

DOC # 755887
12/18/2009 02:16PM Deputy: DW
OFFICIAL RECORD
Requested By:
PHIL FRINK & ASSOCIATES,
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-1209 PG-4497 RPTT: 0.00



(Space Above For Recorder's Use Only)

NOTICE OF TRUSTEE'S SALE

No. 12151

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED JUNE 20, 2008, 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 8, 2010 at 2:00 o'clock P.M., Phil Frink & Associates, Inc., a Nevada corporation, as Trustee under a Deed of Trust dated June 20, 2008, executed by Robert E. Trim and Mary B. Trim, husband and wife as Trustor, in favor of Estel Back and Barbara Back, husband and wife as joint tennants, as Beneficiary and recorded July 15, 2008, as Document No. 726803, of Official Records of Douglas County, State of Nevada; and securing among other obligations, one note in the amount of \$353,000.00, dated June 20, 2008; 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 Eight 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 118 and 119, of TOPAZ SUBDIVISION, as the same appears upon a Plat of said subdivision, duly filed in the office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954, as Document No. 9774.



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: \$353,000.00, 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: December 14, 2009

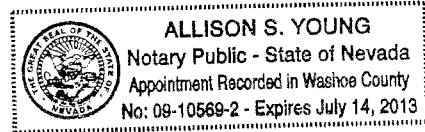
Phil Frink & Associates, Inc., as Trustee

By: Christine McBride, Sr. Vice President

DO NOT PUBLISH BELOW THIS LINE

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on December 14, 2009 by Christine McBride as Sr. Vice President of Phil Frink & Associates, Inc.

NOTARY PUBLIC

Land situated in the East Fork Judicial Township
Publish Notice of Sale in the Record Courier
Three times on December 18, 2009; December 25, 2009; and January 1, 2010