



APN#: 1022-22-000-020

**Recording Requested By:**  
Western Title Company, Inc.

**Escrow No.:** 029428-FCL

**When Recorded Mail To:**  
Western Title Co.  
PO Box 3059  
Renmo, NV  
89505

**Mail Tax Statements to: (deeds only)**

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(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

**Signature**

  
Joy M. Taghiof

**Foreclosure Officer**

**Notice of Trustee's Sale**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)



FCL 29428

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, BJP VENTURES, LLC, a Nevada limited liability company, is the owner and holder of an obligation secured by that certain Deed of Trust dated December 22, 2008, executed by WILLIAM GRANT HADRATH, an unmarried man, as Trustor, to BJP VENTURES, LLC, a Nevada limited liability company, Beneficiary, recorded December 28, 2008, Document No. 735064, of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, securing, among other obligations, one note in the amount of \$247,500.00 dated December 22, 2008, in favor of BJP VENTURES, LLC; and

WHEREAS, default has been made by said Trustor in the payment of the debt evidenced by the Promissory Note for which the Deed of Trust is security, and BJP VENTURES, LLC, did cause Notice of Default and Election to Sell under the Deed of Trust to be recorded on November 12, 2009, as Document No. 753793, Official Records in the Office of the County Recorder of Douglas County, State of Nevada; and

WHEREAS, BJP VENTURES, LLC, has made demand upon the Trustee to proceed to sell the land and premises described in the Deed of Trust;

NOW, THEREFORE, pursuant to such demand and in accordance with the terms and under the authority of the Deed of Trust, **WESTERN TITLE COMPANY as Trustee, does hereby give notice that on the 1ST day of APRIL, 2010, at the hour of 11:00 o'clock am, at the steps of the Douglas County Courthouse, located at 1625 8<sup>th</sup> St., Minden, Nevada,** WESTERN TITLE COMPANY of Reno, Nevada, by reason of now continuing default in the payment or performance of obligations secured by said Deed of Trust, including the breach or default, will sell at public auction to the highest bidder for lawful money of the United States of America, 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, being Assessor's Parcel No. a portion of 1022-22-000-020, more particularly described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within portions of the Southeast 1/4 of Section 22 and the Southwest 1/4 of Section 23, Township 10 North, Range 22 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the quarter corner for Sections 22 and 27, Township 10 North, Range 22 East, M.D.B.&M.; thence along the section line common to said Sections 22 and 27 the following two courses: North 89°45'22" East, 1307.48 feet; North 89°46'04" East, 430.46 feet to the point of beginning; thence North 00°13'56" West, 316.15 feet; thence North 76°11'16" West,



339.10 feet; thence North 30°53'03" West, 304.64 feet; thence North 89°54'20" East, 2739.09 feet to the North-South centerline of said Southwest 1/4 of Section 23; thence along said centerline, South 00°08'56" West, 658.08 feet to the West 1/16 corner common to Sections 23 and 26; thence along the section line common to said Sections 23 and 26, South 89°56'24" West, 1374.07 feet to the corner common to Sections 22, 23, 26 and 27; thence along the section line common to Sections 22 and 27, South 89°46'04" West, 876.37 feet to the point of beginning.

The Basis of Bearing of this description is North 00°08'26" East, the West line of the Northwest 1/4 of Section 22, Township 10 North, Range 22 East, M.D.B.&M., as shown on the Record of Survey to Support a Boundary Line Adjustment for Evan L. Allred recorded October 18, 2001 as Document No. 525551.

LESS AND EXCEPT all oil, gas and minerals on and under the above described property.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 6, 2009, in Book 508, Page 930 as Document No. 722705 of Official Records.

TOGETHER WITH all the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining, including without limitation entitlements, will serve commitments, water and water rights, and rights of way, if any, which are used on or is in anywise appurtenant to aforesaid premises, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

The current outstanding principal balance is approximately \$249,665.41, which is owed together with interest, late charges, advances, interest on advances, foreclosure fees and costs, and other expenses or costs not herein disclosed. The opening bid amount may be more or less than the outstanding principal balance indicated.

The undersigned disclaims any liability for the accuracy of the above-referenced assessor's parcel number or principal balance. Verification of such information can be requested during normal business hours at the office of the Trustee, whose address is: 241 Ridge Street, Reno, Nevada 89501, Telephone No. (775) 850-7176.

The sale will be made as-is without covenant, or warranty, express or implied, regarding title, possession, or encumbrances. Beneficiary is unable to validate the condition, defects or disclosure issues of said property and Buyer shall waive the disclosure requirements under NRS 113.130 by purchasing at this sale.



DATED: This 5th day of MARCH, 2010.

WESTERN TITLE COMPANY, LLC,  
a Nevada limited liability company

By [Signature]  
Joy M. Taghiof, Foreclosure Officer

STATE OF NEVADA     )  
                                  : ss.  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on 35, 2010, by JOY M. TAGHIOF, Foreclosure Officer of WESTERN TITLE COMPANY, LLC, a Nevada limited liability company.

[Signature]  
Notary Public

279186

