

DOC # 761457  
04/02/2010 09:34AM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
TICOR TITLE - RENO  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 17.00  
BK-410 PG-369 RPTT: 0.00



APN: 1220-17-615-018

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

(Space Above For Recorder's Use Only)

09609113

NOTICE OF TRUSTEE'S SALE

No. 20012

**IMPORTANT NOTICE TO PROPERTY OWNER:**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED OCTOBER 7, 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 April 23, 2010 at 2:00 o'clock P.M., Phil Frink & Associates, Inc., a Nevada corporation, as Trustee under a Deed of Trust dated October 7, 2004, executed by Gregory C. Lynn and Suzanne Towse, Trustees of the 1995 Gregory C. Lynn Suzanne Towse Trust Agreement dated May 16, 1995 as Trustor, in favor of Jadi Limited Partnership, a Nevada limited partnership, as Beneficiary and recorded October 12, 2004, as Document No. 0626472, of Official Records of Douglas County, State of Nevada; and securing among other obligations, a note in the amount of \$1,900,000.00, dated October 7, 2004; 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 8<sup>th</sup> Street AKA Water 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, purported to be vacant land, more fully described as follows:



EXHIBIT A

A parcel of land located within a portion of the Southwest one-quarter of the Northeast one-quarter of Section 17, Township 12 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of this parcel, also being the Southwest corner of Parcel A as shown on the Record Map for Joye Reeder, Document No. 351716 of the Douglas County Recorder's Office, which bears S. 45°27'12" W., 1869.80 feet from the Northwest corner of said Section 17;

- Thence S. 00°28'17" W., along the Easterly line of said Parcel A, 1256.65 feet;
- Thence N. 89°29'01" W., along the Southerly line of said Parcel A, 656.26 feet;
- Thence N. 00°00'00" E., along the Easterly line of proposed Lot 16, 340.98 feet;
- Thence N. 90°00'00" E., along the Northerly line of proposed Lot 15, 338.29 feet;
- Thence N. 00°00'00" E., 36.00 feet;
- Thence S. 90°00'00" W., along the Southerly line of proposed Lot 43, 157.02 feet;
- Thence N. 00°07'06" E., along the Westerly line of proposed Lot 43, 159.18 feet to the Southwest corner of proposed Lot 34;
- Thence N. 05°47'59" E., along the Westerly line of proposed Lot 34, 183.33 feet to the Southwest corner of proposed Lot 33;
- Thence N. 14°49'08" E., along the Westerly line of proposed Lot 33, 184.65 feet to the Southeast corner of proposed Lot 27;
- Thence N. 89°24'17" W., along the Southerly line of proposed Lots 27, 26, and 25

feet;

512.77

- Thence N. 00°35'43" E., along the Westerly line of proposed Lot 25, 162.76 feet;
- Thence S. 89°24'17" E., along the Northerly line of proposed Lot 25, 2.18 feet;
- Thence N. 00°35'43" E., 36.00 feet to the Southwest corner of proposed Lot 3;
- Thence N. 00°35'43" E., along the Westerly line of proposed Lot 3, 158.37 feet to a point of the Northerly line of said Parcel A;
- Thence S. 89°27'27" E., along said Northerly line, 926.12 feet to the POINT OF BEGINNING.

EXHIBIT B

A parcel of land located within a portion of the Southwest one-quarter of the Northeast one-quarter of Section 17, Township 12 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of this parcel, also being the Southwest corner of Parcel A as shown on the Record Map for Joye Reeder, Document No. 361716 of the Douglas County Recorder's Office, which bears S. 46°11'45" W., 3693.08 feet from the Northwest corner of said Section 17;

- Thence N. 00°33'57" E., along the Westerly line of said Parcel A, 870.66 feet;

- Thence S. 90°00'00" E., along the Northerly line of proposed Lot 22, 196.92 feet;
- Thence S. 90°00'00" E., 36.00 feet to a point on proposed Lot 29;
- Thence N. 00°35'43" E., along the Westerly line of proposed Lot 29, 27.41 feet;
- Thence S. 89°24'17" E., along the Northerly line of proposed Lots 29, 30, 31 and 32,

feet;

671.77



Thence S. 14°49'08" W., along the Easterly line of proposed Lot 32, 184.65 feet to the Northeast corner of proposed Lot 35;  
Thence S. 05°47'59" W., along the Easterly line of proposed Lot 35, 183.33 feet to the Northeast corner of proposed Lot 42;  
Thence S. 00°07'06" W., along the Easterly line of proposed Lot 42, 159.18 feet to the Southwest corner of proposed Lot 43;  
Thence N. 90°00'00" E., along the Southerly line of proposed Lot 43, 157.02 feet;  
Thence S. 00°00'00" E., 36.00 feet to the Northeasterly corner of proposed Lot 15;  
Thence S. 90°00'00" W., along the Northerly line of proposed Lot 15, 338.29 feet to the Northeast corner of proposed Lot 16;  
Thence S. 00°00'00" E., along the Easterly line of proposed Lot 16, 340.98 feet to a point on the Southerly line of said Parcel A;  
Thence N. 89°29'01" W., along said Southerly line, 666.22 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

Lots 3, 4, 5, 25 AND 26 of Rain Shadow Ranch – Phase 1, recorded June 28, 2007, as File No. 703979, as set forth in Partial Reconveyance recorded October 25, 2005, as Document No. 658957 Official Records of Douglas County, Nevada.

Lots 6, 7, 8, 27 AND 28 of Rain Shadow Ranch – Phase 1, recorded June 28, 2007, as File No. 703979, as set forth in Partial Reconveyance recorded October 23, 2006, as Document No. 687077 Official Records of Douglas County, Nevada.

Lots 9, 10, 33 AND A PORTION OF REMAINDER PARCEL (LOTS 11 & 34 OF PHASE 2) of Rain Shadow Ranch – Phase 1, recorded June 28, 2007, as File No. 703979, as set forth in Partial Reconveyance recorded October 12, 2007, as Document No. 711035 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: \$1,085,713.00, 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: March 22, 2010

Phil Frink & Associates, Inc., as Trustee

*Christine McBride*

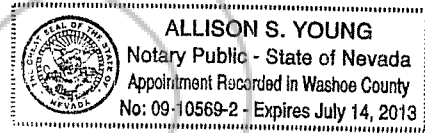
By: Christine McBride, Sr. Vice President

DO NOT PUBLISH BELOW THIS LINE

STATE OF NEVADA     )  
                                  ) SS  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on March 22, 2010  
by Christine McBride as Sr. Vice President of Phil Frink & Associates, Inc.

*Allison S. Young*  
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NOTARY PUBLIC



Land situated in the Gardnerville Judicial Township  
Publish Notice of Sale in Record Courier  
Three times on April 2, 2010; April 9, 2010; and April 16, 2010