

APN: 1420-05-201-002
When Recorded Please Mail To:
✓ E. ALAN TIRAS, ESQ.
865 Tahoe Boulevard, Suite 214
Incline Village, NV 89452

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 2 Fee: 15.00
BK-1210 PG- 5828 RPTT: 0.00



NOTICE OF TRUSTEE'S SALE

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED MARCH 27, 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 13, 2011 at 10:30 A.M., G & C Properties, Ltd. (a Nevada limited liability company), as Trustee (by document recorded on November 19, 2009 as Document No. 0754214) under a Deed of Trust dated March 27, 2008, executed by Anne Sullivan, a married woman as her sole and separate property, as Trustor, in favor of G and C Properties, a Nevada Limited Liability as to an undivided \$125,000.00, GREGORY J. FLANDERS and LISA A. FLANDERS, as Trustees of the GREGORY J. and LISA A. FLANDERS FAMILY TRUST, dated May 29, 1990 as to an undivided \$125,000.00 and PHYLIS D. BALLINGALL, as Trustee of the PHYLIS D. BALLINGALL 1990 TRUST, dated March 13, 1990, as to an undivided \$100,000.00, as Beneficiary, and recorded March 28, 2008 as Document No. 720510, of Official Records of Douglas County, Nevada, which beneficial interest of PHYLIS D. BALLINGALL, as Trustee of the PHYLIS D. BALLINGALL 1990 TRUST, dated March 13, 1990 was assigned to GREGORY J. FLANDERS and LISA A. FLANDERS, as Trustees of the GREGORY J. and LISA A. FLANDERS FAMILY TRUST, dated May 29, 1990, by Document recorded on January 11, 2010 as Document No. 0756948, and securing among other obligations, one note in the amount of \$350,000.00 dated March 27, 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 to the date hereof, namely, November 19, 2009 as Document No. 0754214, will sell at public auction, to the highest bidder for lawful money of the United States of America, at the main entrance of the Douglas County Administration Building located at 1616 8th Street, Minden, NV at public auction, 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, more commonly known as 3722 Lyla Lane, Carson City, Nevada, more fully described as follows:

Parcel 2, as shown on Parcel Map for LYLA FERN JOHNSON, recorded May 23, 1986, in Book 586, Page 2506, as Document No. 135298, of Official Records, Douglas County, State of Nevada.

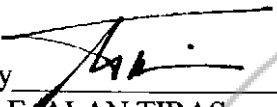
APN: 1420-05-201-002.

Said sale will be made without (covenant or warranty, express or implied, regarding title, possession or encumbrances) to pay the unpaid balance of said Note, to wit: \$350,000.00, with interest as in said Note provided, and any additional charges, if any, under the terms of said Deed of Trust, expenses of the Trustee and the Trust created by said Deed of Trust will be additional.

The property is sold as-is, lender is unable to validate the condition, defects or disclosure issues of said property and Buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing said receipt.

DATED: December 21, 2010.

G & C Properties, Ltd.

By 
ALAN TIRAS
Attorney at Law
865 Tahoe Boulevard, Suite 214
Incline Village NV 89451
(775) 832-5858

STATE OF NEVADA)
) ss,
COUNTY OF WASHOE)

This instrument was acknowledged before me on December 21, 2010 by E. Alan Tiras as attorney for G & C Properties, Ltd (a Nevada limited liability company).


Notary Public

