



A.P.N.: 1220-04-101-016

When Recorded, Mail To:

WT CAPITAL LENDER SERVICES
7522 North Colonial Avenue, Suite 101
Fresno, CA 93711

T.S. No.: 11-10600-05
Loan No.: *****0001

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/3/2004. 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.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Original Trustor(s): **Lynn D. Wagner, Trustee of the Lynn D. Wagner Family Trust, under Trust Agreement dated September 18, 2002**

Duly Appointed Trustee: **WT Capital Lender Services, a California Corporation**

Recorded 9/14/2004 as Instrument No. 0624121 in book 0904, page 05138 of Official Records in the office of the Recorder of Douglas County, Nevada,

Date of Sale: 6/15/2011 at 1:00 PM

Place of Sale: **AT THE 8TH STREET ENTRANCE TO THE COUNTY COURTHOUSE, 1625 EIGHTH STREET, MINDEN, NEVADA**

Amount of unpaid balance and other charges: **\$174,632.35 ESTIMATED**

Street Address or other common designation of real property: **1287 Toler Lane, Gardnerville, NV**

Legal Description: **ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING IN A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., IN GARDNERVILLE, DOUGLAS COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:**

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF THE PARCEL AND 31.72 FEET SOUTH FROM THE LINE BETWEEN TOWNSHIPS 12 AND 13 NORTH, RANGE 20 EAST AND ON THE SOUTHERLY SIDE OF THE COUNTY ROADWAY, OR DOUGLAS AVENUE, SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEARING SOUTH 88°20'18" EAST, A DISTANCE OF



T.S. No.: 11-10600-05
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Notice of Trustee's Sale - Page 2 of 2

917.37 FEET FROM THE SO-CALLED DETTLING MONUMENT TO THE TOWN OF GARDNERVILLE, SAID MONUMENT BEING DESCRIBED AS BEARING SOUTH 89°48'45" WEST, A DISTANCE OF 3960.40 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; THENCE FROM SAID POINT OF BEGINNING SOUTH 00°09' EAST, A DISTANCE OF 150.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE PARCEL; THENCE SOUTH 89°51' WEST, A DISTANCE OF 44.25 FEET TO A POINT ON THE EASTERLY SIDE OF THE STATE HIGHWAY RIGHT-OF-WAY LINE; THENCE NORTH 51°06' WEST, ALONG THE EASTERLY SIDE OF SAID HIGHWAY, A DISTANCE OF 61.85 FEET TO A POINT; THENCE NORTH 20°28' WEST, A DISTANCE OF 118.25 FEET TO A POINT AT THE NORTHWEST CORNER OF THE PARCEL, ON THE SOUTHERLY SIDE OF SAID DOUGLAS AVENUE; THENCE NORTH 89°51' EAST, ALONG THE SOUTHERLY LINE OF SAID AVENUE, A DISTANCE OF 133.30 FEET TO THE POINT OF BEGINNING.

NOTE (NRS 111.312): 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 2, 2000, IN BOOK 500, PAGE 611, AS DOCUMENT NO. 491171, OF OFFICIAL RECORDS.

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

This 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.

Date: May 17, 2011

WT CAPITAL LENDER SERVICES
7522 North Colonial Avenue, Suite 101
Fresno, California 93711
(559) 222-4644

Kathleen Kiene
Kathleen Kiene, Vice President

State of California } ss
County of Fresno }

On May 17, 2011 before me, Faye DeManby Notary Public, personally appeared Kathleen Kiene who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State or California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Faye DeManby
Faye DeManby

