

A. P. No. 07-396-16
No. 150860-FCL

When recorded mail to:

WESTERN TITLE COMPANY
P.O. BOX 3059
RENO, NV 89505

05011383

BOOK 424 PAGE 109-111
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
2005 OCT 12 AM 11:47

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES \$16.00

201206

NOTICE OF TRUSTEE'S SALE

WHEREAS, SALVATORE J. GRASSO and BETTY ANN GRASSO, husband and wife, are the owners and holders of that certain obligation secured by Deed of Trust dated May 23, 2000, executed by LENZY SPENCER, Trustor, to FRONTIER TITLE COMPANY, Trustee for SALVATORE J. and BETTY ANN GRASSO, Beneficiary, which Deed of Trust was recorded September 7, 2000, in Book 336, Page 564, Document No. 175140, Official Records, Eureka County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, INC., a Nevada corporation, was substituted as Trustee under said Deed of Trust, in the place and stead of FRONTIER TITLE COMPANY, by document recorded June 1, 2005, in Book 414, Page 4, Document No. 198685, Official Records, Eureka County, Nevada; and

WHEREAS, default has been made by said Trustor in the payment of the debt evidenced by the Promissory Note for which said Deed of Trust is security, and the said SALVATORE J. GRASSO and BETTY ANN GRASSO did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded June 1, 2005, in Book 414, Page 6, Document No. 198686, Official Records, Eureka County, Nevada; and

WHEREAS, SALVATORE J. GRASSO and BETTY ANN GRASSO have made demand upon said Trustee that said Trustee proceed to sell the land and premises described in said Deed of Trust;

NOW, THEREFORE, pursuant to said demand, and in accordance with the terms and under the authority of said Deed of Trust, said WESTERN TITLE COMPANY, INC., as such Trustee, does hereby give notice that on the 25th day of October, 2005, at the hour of 1:00 o'clock P.M. on said day, at the Eureka County Courthouse, 10 S. Main Street, Eureka, Nevada, said Trustee will sell at public auction to the highest bidder, for current lawful money of the United States of America, all that certain real property situate in the County of Eureka, State of Nevada, that is described as follows:

Parcel C as shown on that certain Parcel Map for SALVATORE and BETTY ANN GRASSO, filed in the Office of the County Recorder of Eureka County, State of Nevada, on September 19, 1986, as File No. 104804, being a portion of Lot 4 of Lot 3 of Parcel "A" of Large Division Map, E 1/2 Section 17, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land a reserved by the UNITED STATES OF AMERICA in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

EXCEPTING THEREFROM an undivided one-half interest in and to all of their right, title and interest in the mineral rights lying in and under said land as reserved by EARL A. RASMUSSEN and LAVERNIA C. RASMUSSEN, as Co-Trustees of the RASMUSSEN TRUST, et al, in deeds recorded March 26, 1996, in Book 294, Pages 266 and 274, and recorded July 11, 1996, in Book 297, Pages 482, 485, 490, 494, 498 and 502, Official Records, Eureka County, Nevada.

TOGETHER WITH the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

The property address is purported to be 554 Eldorado, Eureka, Nv 89316 (APN: 07-396-16).

The current outstanding principal balance is approximately \$18,400.00, 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 as indicated.

The undersigned disclaims any liability for the accuracy of the above-described address, APN, or principal balance. Verification of such information can be requested during normal business hours at the office of the Trustee, whose address is 500 Damonte Ranch Parkway, Reno, Nevada 89521, Telephone No. (775) 850-7176.

This property is sold as-is, 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: 9-27, 2005.

WESTERN TITLE COMPANY, INC.

By: Geneva Martinkus
GENEVA MARTINKUS
FORECLOSURE OFFICER

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on 9-27, 2005, by GENEVA MARTINKUS, as FORECLOSURE OFFICER of WESTERN TITLE COMPANY, INC.

[Signature]
Notary Public

