

APN:007-370-44

When Recorded Mail to:
Stewart Title of Northeastern Nevada
Attn: Colleen Memeo - Foreclosure Dept.
810 Idaho Street
Elko, NV 89801

DOC# 0214106
11/13/2009 02:08PM
Official Record
Recording Requested By
STEWART TITLE ELKO
Eureka County - NV
Mike Rebaleati - Recorder
Fee: \$16.00 Page: 001 of 003
RPTT: \$0.00 Recorded By FS
Book- 0495 Page- 0279



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(Space Above For Recorder's Use Only)

NOTICE OF TRUSTEE'S SALE

No.: 1020819-Eureka County

On December 7, 2009 at 3 o'clock P.M., STEWART TITLE OF NEVADA HOLDINGS, INC., a Nevada corporation, Trustee under a Deed of Trust dated December 26, 2007, executed by KENKAREN PROPERTIES, LLC, a Nevada limited liability company, and KENNETH E. PARKER, JR. and KAREN H. PARKER, husband and wife as Trustor, in favor of RUBY HILLS RANCH, LLC Beneficiary and recorded December 26, 2007, as Document No. 211468, of Official Records of Eureka County, State of Nevada; and Trustee under Deed of Trust dated December 26, 2007, executed by KENKAREN PROPERTIES, LLC, a Nevada limited liability company, and KENNETH E. PARKER, JR. and KAREN H. PARKER, husband and wife as Trustors, in favor of RUBY HILLS RANCH, LLC Beneficiary and recorded December 26, 2007, as Document No. 587767, of Official Records of Elko County, State of Nevada; and securing among other obligations, one note in the amount of \$198,000.00, dated December 26, 2007; by reason of now continuing default in the payment or performance of obligations secured by said Deeds of Trust, including the breach or default, notice of which was recorded in the office of the County Recorder of Eureka County, Nevada; and the County Recorder of Elko 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 States of America, at the front entrance of the Eureka County Courthouse located at 10 South Main Street, Eureka, NV; and at the front entrance of the Elko County Courthouse located at 571 Idaho Street, Elko, NV all right, title an interest now held by it under said Deed of Trust, in the property situate in the Counties of Eureka and Elko, State of Nevada, described as follows:

PARCEL 1:

The land referred to herein is situated in the State of Nevada, County of Elko, described as follows:

A parcel of land located in the SE1/4 of Section 21, Township 33 North, Range 55 East, M.D.B.&M., more particularly described as follows:

Beginning at the SE Corner of Section 21, being Corner No. 1 the point of beginning;

Thence N. 89° 21' 52" W., 2676.82 feet along the South boundary of said Section 21, to Corner No. 2 being the South 1/4 Corner of said Section 21,

Thence N. 2° 01' 02" E., 176.44 feet along the West boundary of the SE1/4 of said Section 21 to Corner No. 3;

Thence N. 65° 36' 30" E., 2436.01 feet to Corner No. 4 being a point on the centerline of a curve on Hamilton Stage Road;

Thence from a tangent bearing S. 24° 23' 30" E., a curve to the left with a radius of 500.00 feet through a central angle of 17° 16' 10" for an length of 150.70 feet along said centerline of Hamilton Stage Road to Corner No. 5;

Thence S. 41° 39' 40" E., 377.81 feet along said centerline of Hamilton Stage Road to Corner No. 6;

Thence from a tangent bearing S. 41° 39' 40" E., a curve to the right with a radius of 500.00 feet through a central angle of 15° 46' 01" for an arc length of 137.59 feet along said centerline of Hamilton Stage Road to Corner No. 7;

Thence S. 25° 53' 39" E., 101.97 feet along said centerline of Hamilton Stage Road to Corner No. 8 being a point on the East boundary of said Section 21;

Thence S. 0° 10' 56" W., 598.17 feet along the East boundary of said Section 21 to Corner No. 1 the point of beginning.

Said parcel being known as Parcel 1 in Block I of the amended record of survey map for Western Hills as recorded in the Office of the County Recorder, Elko County, Nevada on February 25, 1975, as File No. 89140.

PARCEL 2:

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

Parcel 3 as shown on that certain Division of Land into Large Parcels Map filed in the office of the County Recorder of Eureka County, State of Nevada, on November 20, 2000, as File No. 175607, being a portion of Sections 21 and 28, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in patents recorded September 21, 1964 in Book 5, Page 582, and December 30, 1965 in Book 9, Page 422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of mineral rights, oil or gas as reserved by EDWIN C. BISHOP and LETA B. BISHOP, His Wife, in Deed recorded August 23, 1978 in Book 65, Page 317, Official Records, Eureka County, Nevada.



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FURTHER EXCEPTING THEREFROM undivided 25% interest in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART, an Unmarried Man in Deed recorded May 2, 1994 in Book 268, Page 463, and re-recorded May 5, 1994 in Book 269, Page 12, Official Records, Elko 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.

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: \$195,559.63, with interest from April 26, 2009. As in said note provided, advances, if any, under the terms of said Deeds of Trust, charges and expenses of the Trustee and the Trust created by said Deeds of Trust will be additional.

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.

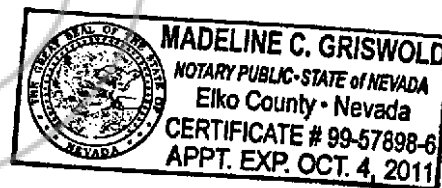
DATED: October 23, 2009

STEWART TITLE OF NEVADA HOLDINGS, INC.
A Nevada corporation as Trustee

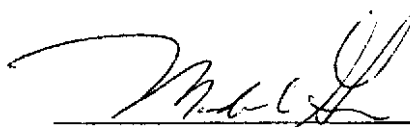


By: Colleen M. Memeo, President

STATE OF NEVADA)
)ss
COUNTY OF ELKO)



On this 12th day of November, 2009, personally appeared before me, a notary public Colleen M. Memeo, President of Stewart Title of Nevada Holdings, Inc. personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that she executed the above instrument.



Notary Public



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