

DOC# 0215562

10/12/2010

10:34AM

Official Record

Recording Requested By
FIRST AMERICAN NATIONAL D

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$18.00

Page: 001 of 005

RPTT: \$0.00

Recorded By FS

Book- 0506 Page- 0299

APN#: 002-047-14

**RECORDING REQUESTED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY**

**WHEN RECORDED MAIL TO:
Fidelity National Title Insurance Company
17592 E. 17th Street, Suite 300
Tustin, CA 92780**

**PROPERTY ADDRESS:
816 8th Street
Crescent Valley, NV 89821**

ORDER #3760831-DM

**The Undersigned Hereby Affirms That There Is No Social Security Number
Contained In This Document.**



0215562

NOTICE OF TRUSTEE'S SALE

TITLE OF DOCUMENT

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

Fidelity National Title Insurance Company
17592 E. 17th Street, Suite 300
Tustin, CA 92780

The undersigned hereby affirms that there is no Social Security number contained in this document

Trustee Sale No. 08-00251-6 . Client Reference No. 24412924-3

NOTICE OF TRUSTEE'S SALE

IMPORTANT NOTICE TO PROPERTY OWNER

YOU ARE IN DEFAULT UNDER A DEED OF TRUST AND SECURITY AGREEMENT DATED August 15, 1996. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On **October 27, 2010, at 11:00 AM**, Fidelity National Title Insurance Company, as duly appointed Trustee **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH at the main entrance to the Eureka County Courthouse, 105 Main Street, Eureka, NV.**, all right, title and interest conveyed to and now held by it under and pursuant to Deed of Trust Recorded October 9, 1996, as Instrument No. 164700 in Book 301, Page 233 of the Official Records in the office of the Recorder of Eureka County, Nevada, executed by **RON C. SMITH AND CALIENE SMITH**, as Trustor, **GREEN TREE FINANCIAL CORPORATION**, as Beneficiary, all that certain property situated in said County and State, and more commonly described as:



0215562

Book: 506 10/12/2010
Page: 300 Page: 2 of 5

APN : 002-047-08

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 816 8TH ST, CRESCENT VALLEY, NV 89821

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said will be made, but without covenant or warranty express or implied, regarding title, possession or encumbrances, to pay the remaining unpaid balance of the obligations secured by the property to be sold and reasonably estimated costs, expenses and advances as of the first publication date of this Notice of Trustee's Sale, to wit: \$81,200.66 estimated. Accrued interest and additional advances, if any, will increase the figure prior to sale. The property offered for sale excludes all funds held on account by the property receiver, if applicable.

Beneficiary's bid at sale may include all or part of said amount. In addition to cash, the Trustee will accept, all payable at time of sale in lawful money of the United States a Cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in the applicable sections of the Nevada Administrative Code and authorized to do business in the State of Nevada, or other such funds acceptable to the Trustee.

The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale. The undersigned caused said Notice of Breach and Default and of Election to Cause Sale of Real Property Under Deed of Trust to be recorded in the County where the real property is located and more than three months have elapsed since such recordation.

**SALE INFORMATION CAN BE OBTAINED ON LINE AT www.priorityposting.com
AUTOMATED SALES INFORMATION PLEASE CALL 714-573-1965**

Date: 9/24/2010

Fidelity National Title Insurance Company, as Trustee
17592 E. 17th Street, Suite 300
Tustin, CA 92780
Phone No.: 714-508-5100



0215562

Book: 506 10/12/2010
Page: 301 Page: 3 of 5



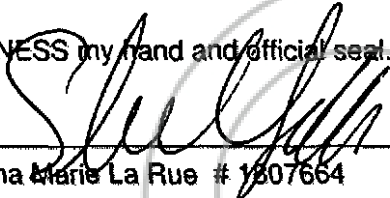
Lisa Bradford, Authorized Signature

State of California]ss.
County of Orange]ss

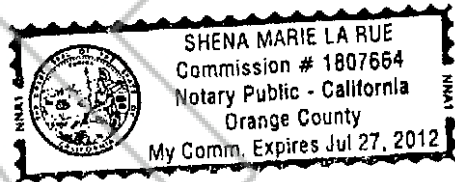
On 9/24/2010 before me, Shena Marie La Rue, Notary Public, personally appeared Lisa Bradford, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Shena Marie La Rue # 1807664
My Commission Expires July 27, 2012



0215562

Book: 506 10/12/2010
Page: 302 Page: 4 of 5

Legal (Reference: 08-00251-6) for Order Number 3760831

EXHIBIT "A"

LOT 7, BLOCK 38 OF CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA, AS FILE NO. 34081.

EXCEPTING THEREFROM ALL PETROLEUM, OIL, NATURAL GAS AND PRODUCTS DERIVED THEREFROM, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, AND ALL RIGHTS THERETO, AS RESERVED BY SOUTHERN PACIFIC LAND COMPANY IN DEED RECORDED SEPTEMBER 24, 1951, IN BOOK 24 OF DEEDS AT PAGE 168, EUREKA COUNTY, NEVADA.

SAID REAL PROPERTY IS NOW DESCRIBED AS:

PARCEL 1 AND PARCEL 2 AS SHOWN ON THE PARCEL MAP FOR RONALD C. SMITH ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA FILE NO. 211832;

EXCEPTING THEREFROM ALL PETROLEUM, OIL, NATURAL GAS AND PRODUCTS DERIVED THEREFROM, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, AND ALL RIGHTS THERETO, AS RESERVED BY SOUTHERN PACIFIC LAND COMPANY IN DEED RECORDED SEPTEMBER 24, 1951, IN BOOK 24 OF DEEDS AT PAGE 168, EUREKA COUNTY, NEVADA.



0215562

Book: 506 10/12/2010
Page: 303 Page: 5 of 5