

APN: 002-045-02

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.303)

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

**DOC# 221482**

09/14/2012

01:43PM

**Official Record**

Requested By  
STEWART TITLE ELKO

**Eureka County - NV**  
**Mike Rebaleati - Recorder**

Page: 1 of 3      Fee: \$16.00  
Recorded By FS      RPTT: \$0.00  
Book- 0538      Page- 0245



0221482

(Space Above For Recorder's Use Only)

### NOTICE OF TRUSTEE'S SALE

Order No.: 1047648

On October 5, 2012 at 2:00PM, STEWART TITLE COMPANY, a Nevada corporation, Trustee under a Deed of Trust dated April 21, 2004, executed by **Robert James Costa and Judy J. Coleman** as Trustor, in favor of **Larry J. Blackburn and Myrna K. Blackburn**, Beneficiaries and recorded April 30, 2004, as Document No. 187035, of Official Records of Eureka County, State of Nevada; and securing among other obligations, one note in the amount of \$25,000.00, dated April 21, 2004; 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 Eureka 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 201 W. Main Street, in the City of Eureka, NV all right, title an interest now held by it under said Deed of Trust, in the property situate in the County of Eureka, State of Nevada, described as follows:

Lot 3, Block 34, 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 to H.J. Buchenau and Elise Buchenau, recorded September 24, 1951, in Book 24 of Deeds at Page 168, 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.

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: \$7,451.91, with interest from March 1, 2012. As in said note provided, advances, if any, under the terms of said Deed of Trust, charges and expenses of the Trustee and the Trust created by said Deed 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: September 3, 2012


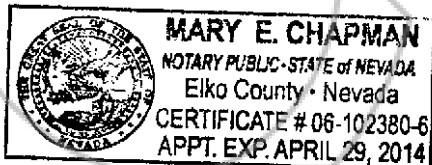
STEWART TITLE COMPANY, A Texas  
corporation as Trustee



By: Colleen M. O'Brien, President  
Northern Nevada Divisions

STATE OF NEVADA        )  
                                  )ss  
COUNTY OF ELKO        )

On this 3rd day of September, 2012, personally appeared before me, a notary public Colleen M. O'Brien, President of Stewart Title Company, Northern Nevada Divisions 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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DO NOT PUBLISH BELOW THIS LINE

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Land situated in the Eureka Judicial Township.  
Publish Notice of Sale in the Eureka Sentinel.  
Three Times on September 20, 2012, September 27, 2012 and October 4, 2012.

COPY



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