

APN: 001-143-03

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 Company
Attn: Colleen O'Brien- Foreclosure Dept.
810 Idaho Street
Elko, NV 89801

DOC# 223920

04/02/2013

08:22AM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV
Mike Rebaleati - Recorder

Page: 1 of 2 Fee: \$15.00
Recorded By FS RPTT: \$0.00
Book- 0548 Page- 0198



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(Space Above For Recorder's Use Only)

NOTICE OF TRUSTEE'S SALE

Order No.: 01415-1585

On April 19, 2013 at 2:00PM, STEWART TITLE COMPANY, a Texas corporation, Trustee under a Deed of Trust dated October 20, 2010, executed by **James W. Watson and Tammy J. Watson**, husband and wife as Trustor, in favor of **John D. Miles and Ann Miles**, Beneficiaries and recorded October 20, 2010, as Document No. 215686, of Official Records of Eureka County, State of Nevada; and securing among other obligations, one note in the amount of \$61,000.00, dated October 20, 2010; 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 10 S. 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 A, RUBY HILLS ESTATES SUBDIVISION, TOWNSITE OF EUREKA, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 98941.

EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be peculiarly essential to the production of fissionable materials, whether or not of commercial value, reserved by the United States of America, by Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

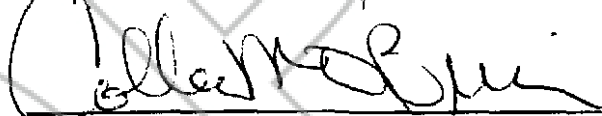
TOGETHER WITH the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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: \$54,519.10, with interest from August 20, 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: March 21, 2013

STEWART TITLE COMPANY, A Texas corporation as Trustee,



By: Colleen M. O'Brien, President

STATE OF NEVADA)
)ss
COUNTY OF ELKO)

On this 21st day of March, 2013, personally appeared before me, a notary public Colleen M. O'Brien, President of Stewart Title Company, a Texas corporation 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

DO NOT PUBLISH BELOW THIS LINE

Land situated in the Eureka Judicial Township.
Publish Notice of Sale in the Eureka Sentinel.
Three Times on March 28, 2013, 2nd Ad Date April 4, 2013 and April 11, 2013.



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