

APN 002-014-10

DOC# 227248

04/22/2014

04:45PM

Official Record

Requested By
TITLE SERVICE AND ESCROW - YERING

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 3 Fee: \$41.00

Recorded By LH RPTT: \$0.00

Book- 0565 Page- 0021

When recorded Mail to:

TITLE SERVICE AND ESCROW CO.
P.O. BOX 833
YERINGTON, NV 89447



0227248

SPACE ABOVE FOR RECORDER'S USE ONLY

NOTICE OF TRUSTEE'S SALE

Order No. TSL-36886-F-SL
TO NO. 01415-6312

WHEREAS, UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE (is are) the owner(s) and holder(s) of that certain obligation dated November 02, 2000, and secured by that certain Deed of Trust dated November 02, 2000, and executed by ROBERT H. SELLARD, a single man as Trustor to STEWART TITLE OF NORTHEASTERN NEVADA OF ELKO NEVADA as Trustee, for UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE Beneficiary, which said Deed of Trust was recorded in the Official Records of Eureka County, Nevada, on November 02, 2000, as Document No. 175564 Book 338 Page 502; and

WHEREAS, default has been made in the payment of the debt evidenced by the Promissory Note for which said Deed of Trust was given as security and the said Beneficiary did cause a Notice of Default and Election to Sell to be recorded in the Official Records of Eureka County, Nevada, on July 29, 2013, as Document No. 224649 Book 0552 page 0121; and

WHEREAS, the Beneficiary has made demand upon the Trustee that the Trustee proceed to sell the land and premises described herein.

NOW THEREFORE, pursuant to said demand and in accordance with the terms and under the authority of said Deed of Trust, the Trustee, TITLE SERVICE AND ESCROW COMPANY, a Nevada corporation, does hereby give notice that on May 22, 2014, at the hour of 11:00 A.M. at the Front Entrance of the Eureka County Court House, 10 S Main Street, Eureka, Nevada 89316 said Trustee will sell, at public auction, to the highest bidder for cash, or Cashier's Check issued by any Bank licensed to do business in the State of Nevada, lawful money of the United States of America, in the case of cash, if cash is in excess of

\$10,000.00, then it must be accompanied by IRS form 8300 (Rev. March 2008), all of Trustee's interest as granted by the above Deed of Trust in and to all that certain property in the State of Nevada, County of Eureka, described as follows:

Parcel 2 as shown on that certain Parcel Map for Cattlemen's Title Guarantee Company filed in the office of the County Recorder of Eureka County, State of Nevada, on May 05, 1995, as File No. 157903, being a portion of Lot 2, Block 8 Crescent Valley Ranch and Farms Unit #1.

EXCEPTING THEREFROM, all Petroleum, oil, natural gas and products derived therefrom within or underlying said land of that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company, in the Deed to H.J. Buchenau and Elsie Buchenau, recorded September 24, 1951, in Book 24, of Deeds at Page 168, Eureka County, Nevada.

APN 002-014-10

Property Address: 217 Second Street, Crescent Valley, NV 89821

Approximate Opening Bid: \$19,990.00, which represents the amount required by beneficiary to partially satisfy the Note or Notes, All foreclosure costs and fees, advances and attorney fees and is sufficient to allow the trustee to convey title to purchaser at sale free of the Deed of Trust and is subject to change at the time of sale.

WITHOUT WARRANTY OR GUARANTEE OF TITLE.

Together with the improvements thereon, if any, 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.

FOR ADDITIONAL INFORMATION ON THIS TRANSACTION CONTACT:
TITLE SERVICE AND ESCROW CO. - TRUSTEE
PHONE 775-463-3518 FAX 775-463-5144
P.O. Box 833
Yerington NV 89447

DATED April 22, 2014.

TITLE SERVICE AND ESCROW COMPANY

by: Staci Lindberg
STACI LINDBERG, FORECLOSURE OFFICER



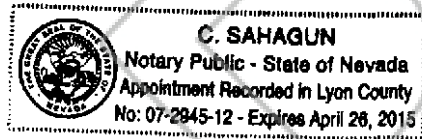
227248

Book: 565 04/22/2014
Page: 22 2 of 3

STATE OF NEVADA)
) ss.
COUNTY OF LYON)

On 4-22-14 personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), Staci Lindberg who acknowledged to me that she executed the within instrument.

C. Sahagun
Notary Public



227248

Book: 565 04/22/2014
Page: 23 3 of 3