

A. P. No. 005-210-31
Foreclosure No. 17940

When recorded mail to:
Allied Foreclosure Services
1000 Caughlin Crossing, #30
Reno, NV 89519

EUREKA COUNTY, NV

Rec:\$35.00

\$35.00

Pgs=3

2018-236144

09/28/2018 03:09 PM

COW COUNTY TITLE CO.

LISA HOEHNE, RECORDER

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

NOTICE OF TRUSTEE'S SALE

WHEREAS, TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART, husband and wife, as joint tenants with right of survivorship, are the owners and holders of that certain obligation evidenced by a Note Secured by Deed of Trust dated December 5, 2012, and secured by that certain real property and personal property as evidenced by a Deed of Trust and Security Agreement in Mobile Home executed by TYSON RUTH, a single man, Trustor, to COW COUNTY TITLE CO., a Nevada corporation, Trustee for TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART, husband and wife, as joint tenants, Beneficiary, which Deed of Trust was dated December 5, 2012 and recorded January 29, 2013, as Document No. 223743, in Book 547, Official Records, Eureka County, Nevada; and Page 82

WHEREAS, AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES, was substituted as Trustee under said Deed of Trust in the place and stead of COW COUNTY TITLE CO., by document recorded June 15, 2018, as Document No. 2018-235489, Official Records, Eureka County, Nevada; and

WHEREAS, default has been made by said Trustor in the payment of the debt evidenced by the Promissory Note for which said Deed of Trust is security, and the said TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART did cause Notice of

Default and Election To Sell under said Deed of Trust to be recorded on June 15, 2018, as Document No. 2018-235490, Official Records, Eureka County, Nevada; and

WHEREAS, TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART have made demand upon said Trustee that said Trustee proceed to sell the land and premises described in said Deed of Trust;

NOW, THEREFORE, pursuant to said demand, and in accordance with the terms and under the authority of said Deed of Trust, said AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES, as such Trustee, does hereby give notice that on the 25th day of October, 2018, at the hour of 11:00 o'clock A.M. on said day, at the steps of the Eureka County Courthouse, located at 10 S. Main Street, Eureka, Nevada, said Trustee will sell at public auction to the highest bidder, for current lawful money of the United States of America, all that certain real property and personal property situate in the County of Eureka, State of Nevada, that is described as follows:

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 15: The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (1/4)

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 ELSIE BUCHENAU, recorded September 24, 1951 in Book 24 of Deeds, Page 168, Eureka County, Nevada.

TOGETHER WITH that certain 1993 Fleetwood Sprint Hill Manufactured Home, bearing Serial No. CAFLN17AB14746SH.

FURTHER TOGETHER WITH a Briggs Standby Generator 7KW Style LPG/NG Model R040301A, Serial No. 1018667697; Engine Model No. 319775, Serial No. 110512ZD26686; 48 Volt Solar System, Including Trace SW5548 Inverter; 12-BP 585 Solar Panels; 16-6 Trojan Batteries; Zoneworks Panel Tracker; Solar Boost; Batter Box; Solar Combiner Box; C40-Controller 40-AMP.

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.

The property address is purported to be Parcel No.: 005-210-31 in Eureka, Nevada. The current outstanding principal balance is approximately \$52,411.28, which is owed together with interest, late charges, advances, interest on advances, foreclosure fees and costs, and other expenses or costs not herein disclosed. The opening bid amount may be more or less than the outstanding principal balance as indicated.

The undersigned disclaims any liability for the accuracy of the above-described address, APN, or principal balance. Verification of such information can be requested during normal business hours at the office of the Trustee, whose address is 1000 Caughlin Crossing, #30, Reno, Nevada 89519, Telephone No. (775) 851-0881.

DATED: September 24th, 2018.

AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES

By: *Geneva Martinkus*
Geneva Martinkus
Its: Manager

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

This instrument was acknowledged before me on September 24th, 2018, by Geneva Martinkus as Manager of/for AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES.

S.M.
Notary Public

