

APN: 005-240-37

RETURN TO/TRUSTEE CONTACT INFO:
Nevada Trust Deed Services
10161 Park Run Drive, Suite 150
Las Vegas, NV 89145
(702)733-9900

EUREKA COUNTY, NV **2022-248087**
Rec:\$37.00
\$37.00 Pgs=2 **05/26/2022 11:39 AM**
NEVADA TRUST DEED SERVICES
KATHERINE J. BOWLING, CLERK RECORDER

NOTICE OF TRUSTEE'S SALE

FILE NO 21-06-015-FCL
DATED: May 23, 2022

On June 23, 2022 at 11:00 AM, Nevada Trust Deed Services, as duly appointed or substituted Trustee under and pursuant to the Deed of Trust (the "Deed of Trust") dated April 7, 2016 recorded as Document No. 231092, and as modified or amended, if applicable, in the Office of the County Recorder of EUREKA County, Nevada executed by Kodie Baer, a married man as his sole and separate property in favor of Donald James, an unmarried man as current beneficiary by reason of now continuing default in the payment or performance of obligations secured by said Deed of Trust, including the Notice of Breach and Election to Sell Under Deed of Trust 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 thereof, **WILL CAUSE TO BE SOLD AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at the time of sale in lawful money of the United States of America) at the front entrance to Eureka County Courthouse, 10 S. Main Street, Eureka, NV 89316, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as:

Parcel 2 as shown on that certain Parcel Map for Don & Jeanette Hill James filed in the office of the County Recorder of Eureka County, State of Nevada, on December 12, 1996, as File No. 165367, being a portion of Section 33, Township 30 North, Range 48 East, M.D.B.&M.

Excepting therefrom all petroleum, oil, natural gas, and products derived therefrom lying in and under said land reserved by Southern Pacific Land Company, in Deed recorded September 24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada Township 30 North, Range 48 East, M.D.B.&M.

Together with any and all improvements, personal property and fixtures located thereon or otherwise described in the Deed of Trust and in any other instruments in favor of the Beneficiary, and all singular tenements, hereditaments and appurtenances thereunto belonging or appertaining, rents, issues and profits thereof.

Commonly known as: 84 McDaniel Way, Crescent Valley, NV 89821, APN: 005-240-37

If a street address or common designation of property is shown, no warranty is given as to its completeness or correctness.

Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal balance of the obligations secured by said Deed of Trust, to wit: \$26,787.57 together with interest, fees, premiums and charges thereon, as provided in said Promissory Note and related loan documents, advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of Trustee and of the Trusts created by said Deed of Trust.

NEVADA TRUST DEED SERVICES

By: Michele Dobar
Michele Dobar, Foreclosure Officer

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May 27, 2022, June 3, 2022, June 10, 2022

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on May 23, 2022 by Michele Dobar, as Foreclosure Officer of Nevada Trust Deed Services.

Signature T. M. Chau
(Notary Public)

