

A. P. Nos:  
007-250-29, 007-250-30  
007-250-31, 007-250-32

Foreclosure No. 18243

When recorded mail to:  
Allied Foreclosure Services  
190 W. Huffaker Lane, #408  
Reno, NV 89511

EUREKA COUNTY, NV

Rec:\$37.00

\$37.00 Pgs=3

FIRST AMERICAN TITLE INSURANCE COMPANY

KATHERINE J. BOWLING, CLERK RECORDER

**2025-255064**

**09/03/2025 08:18 AM**

**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.*

**SUBSTITUTION OF TRUSTEE  
UNDER DEED OF TRUST**

WHEREAS, MARLIN SPENCER BATEMAN, executed and delivered a Deed of Trust wherein CONNIE JONES, was named as Trustee for JAMES E. GROTH, Beneficiary, conveying real property and personal property, situate in the County of Eureka, State of Nevada, as security for the payment of a Promissory Note made, executed and delivered on September 29, 2015, which Deed of Trust was recorded April 13, 2016, as Document No. 231098, Official Records, Eureka County, Nevada; and

WHEREAS, JAMES E. GROTH, also known as JAMES EVERETT GROTH, is now deceased and CONNIE JONES and SAMANTHA MORGAN, are the Special Co-Administrators of the Estate of JAMES EVERETT GROTH, as evidenced by that certain Order Approving Appointment of Special Co-Administrators filed on April 24, 2025, in Case No. DC-PR-25-69, in the Fourth Judicial District Court of the State of Nevada, in and for the County of Elko, and Letters of Special Administration filed on May 1, 2025, in Case No. DC-PR-25-69, in the Fourth Judicial District Court of the State of Nevada, in and for the County of Elko; and

NOW, THEREFORE, notice is hereby given that CONNIE JONES and SAMANTHA MORGAN, as Special Co-Administrators of the Estate of JAMES EVERETT GROTH, deceased, hereby appoints and substitutes AUTOMATIC FUNDS TRANSFER SERVICES, INC., a Washington corporation, dba ALLIED TRUSTEE SERVICES, as Trustee under said Deed of Trust in place of CONNIE JONES, and AUTOMATIC FUNDS TRANSFER SERVICES, INC., dba ALLIED TRUSTEE SERVICES, its successors and assigns, is hereby vested with all title, interest, powers, duties and trusts vested in Trustee by virtue of said Deed of Trust.

AUTOMATIC FUNDS TRANSFER SERVICES, INC., dba ALLIED TRUSTEE SERVICES, hereby accepts all title, interest, powers, duties and trusts of Trustee under said Deed of Trust pursuant to the appointment and substitution hereby made.

DATED: July 8, 2025.

AUTOMATIC FUNDS TRANSFER SERVICES, INC., dba ALLIED TRUSTEE SERVICES

By: Geneva Martin  
GENEVA MARTIN  
Its: Manager

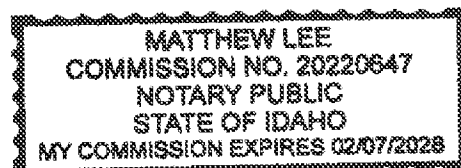
Connie Jones  
Connie Jones,  
Special Co-Administrator of  
the Estate of James Everett  
Groth, Deceased

Samantha Morgan  
Samantha Morgan,  
Special Co-Administrator of  
The Estate of James Everett  
Groth, Deceased

STATE OF Idaho )  
 ) SS.  
COUNTY OF Bonneville )

This instrument was acknowledged before me on  
July 8, 2025, by CONNIE JONES, as Special  
Co-Administrator of the Estate of JAMES EVERETT GROTH,  
Deceased.

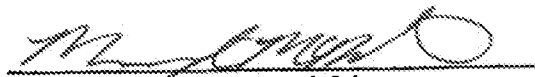
Matthew Lee  
Notary Public

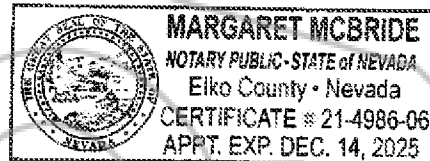


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STATE OF Nevada )  
 ) SS.  
COUNTY OF Elko )

This instrument was acknowledged before me on  
July 23, 2025, by SAMANTHA MORGAN, as Special  
Co-Administrator of the Estate of JAMES EVERETT GROTH,  
Deceased.

  
Notary Public



STATE OF NEVADA )  
 ) SS.  
COUNTY OF WASHOE )

This instrument was acknowledged before me on  
July 30, 2025, by Geneva Martinikas as  
Manager of/for AUTOMATIC FUNDS TRANSFER  
SERVICES, INC., dba ALLIED TRUSTEE SERVICES.

  
Notary Public

