

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

2025-255065

Rec:\$287.00

\$287.00 Pgs=10

09/03/2025 08:18 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

KATHERINE J. BOWLING, CLERK 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 DEFAULT
AND ELECTION TO SELL
(Includes Personal Property)**

TO WHOM IT MAY CONCERN:

WHEREAS, on April 13, 2016, MARLIN SPENCER BATEMAN, executed as Trustor a Deed of Trust, wherein CONNIE JONES, is Trustee for JAMES E. GROTH, Beneficiary, as security for the payment of a Promissory Note made, executed and delivered on September 29, 2015, which said 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, deceased, 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

WHEREAS, the undersigned is in actual or constructive possession of the original Note secured by the Deed of Trust; and

WHEREAS, AUTOMATIC FUNDS TRANSFER SERVICES, INC., a Washington corporation, dba ALLIED TRUSTEE SERVICES, was substituted as Trustee under said Deed of Trust, in the place and stead of CONNIE JONES, by document recorded concurrently or substantially concurrently herewith; and

WHEREAS, AUTOMATIC FUNDS TRANSFER SERVICES, INC., dba ALLIED TRUSTEE SERVICES, has the authority to exercise the power of sale with respect to the property encumbered by the Deed of Trust pursuant to the instruction of the undersigned; and

WHEREAS, a breach of the obligation for which said transfer in trust as security was made has occurred in that default has been made in the failure to pay the installment of principal and interest due on October 1, 2021, and in the failure to pay each such monthly installment that thereafter became due, and in the failure to perform any other term, covenant or condition contained in the Deed of Trust securing the Promissory Note and to be performed by Trustor, whether such failure to perform occurred prior to or subsequent to the date hereof, together with penalties and advances that have been incurred or made or will be incurred or made during the period of default;

NOTICE IS HEREBY GIVEN that the undersigned have elected to consider all of the unpaid balance of principal and interest to be due in consequence of said default, together with attorney's fees and costs that have been incurred and will hereafter accrue, all in accordance with the terms of said Promissory Note and Deed of Trust, and the undersigned have elected to sell or cause to be sold the real property commonly known as _____, Nevada, and personal property described in said Deed of Trust to satisfy said obligation.

To obtain further information with respect to this Notice of Default and Election To Sell, contact the Foreclosure Office of Foreclosure Office of Allied Foreclosure Services, 190 W. Huffaker Lane, #408, Reno, Nevada 89511, Telephone No. (775) 851-0881, between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.

Attached hereto is the Affidavit of Authority to Exercise the Power of Sale and Declaration of Mortgage Servicer which is hereby incorporated herein by this reference.

DATED: July 8, 2025.

BENEFICIARY:

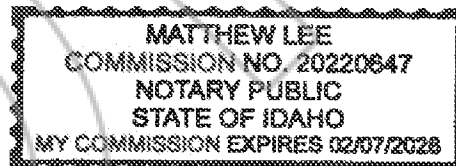
Connie Jones
Connie Jones,
Special Co-Administrator of
the Estate of James Everett
Groth, Deceased

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

STATE OF Idaho)
COUNTY OF Bonneville) SS.

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.

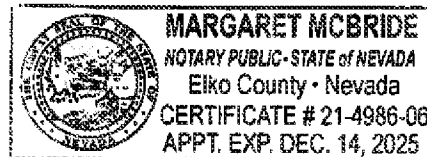
Matthew Lee
Notary Public



STATE OF Nevada)
COUNTY OF Elko) SS.

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.

Margaret McBride
Notary Public



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

Foreclosure No. 18243

**AFFIDAVIT OF AUTHORITY TO EXERCISE THE
POWER OF SALE
(NRS 107.0805(1)(b)(3) Compliance Affidavit)**

Property Owners:
MARLIN SPENCER BATEMAN

Trustee Address:
Allied Foreclosure Services
190 W. Huffaker Lane, #408
Reno, NV 89511

Property Address:

*Paras 007-250-29
007-250-30
007-250-31
007-250-32*

Deed of Trust Document
Instrument Number:
231098 (Eureka County)

STATE OF Idaho)
COUNTY OF Bonner)

ss:

The undersigned affiant, being first duly sworn upon oath, based on direct personal knowledge, or the personal knowledge which the affiant acquired by a review of the business records of the beneficiary, the successor in interest of the beneficiary or the servicer of the obligation or debt secured by the deed of trust, and under penalty of perjury does hereby attest as follows:

1. The full name and business address of the current trustee or the current trustee's personal representative or assignee is:

Allied Foreclosure Services
190 W. Huffaker Lane, #408
Reno, NV 89511

The full name and business address of the current holder of the note secured by the Deed of Trust is:

CONNIE JONES, Special Co-Administrator
of the Estate of JAMES EVERETT GROTH,
Deceased

P.O. Box 50661
Idaho Falls, ID 83405

SAMANTHA JONES, Special Co-Administrator
of the Estate of JAMES EVERETT GROTH,
Deceased

491 4th Street
Elko, NV 89801

The full name and business address of the current beneficiary of record of the Deed of Trust is:

CONNIE JONES, Special Co-Administrator
of the Estate of JAMES EVERETT GROTH,
Deceased

P.O. Box 50661
Idaho Falls, ID 83405

SAMANTHA JONES, Special Co-Administrator
of the Estate of JAMES EVERETT GROTH,
Deceased

491 4th Street
Elko, NV 89801

The full name and business address of the current servicer of the obligation or debt secured by the Deed of Trust is:

CONNIE JONES, Special Co-Administrator
of the Estate of JAMES EVERETT GROTH,
Deceased

P.O. Box 50661

Idaho Falls, ID 83405

SAMANTHA JONES, Special Co-Administrator
of the Estate of JAMES EVERETT GROTH,
Deceased

491 4th Street

Elko, NV 89801

2. The beneficiary under the Deed of Trust, the successor in interest of the beneficiary, or the trustee, is in actual or constructive possession of the note secured by the Deed of Trust; or the beneficiary, its successor in interest, or the trustee is entitled to enforce the obligation or debt secured by the Deed of Trust.
3. The Beneficiary, its successor in interest, the servicer of the obligation or debt secured by deed of trust, the trustee, or an attorney representing any of those persons, has sent to the obligor or borrower of the obligation or debt secured by the Deed of Trust a written statement of:
 - (I) The amount of payment required to make good the deficiency in performance or payment, avoid the exercise of the power of sale and reinstate the terms and conditions of the underlying obligation or debt existing before the deficiency in performance or payment, as of the date of the statement;
 - (II) The amount in default;
 - (III) The principal amount of the obligation or debt secured by the deed of trust.
 - (IV) The amount of accrued interest and late charges;
 - (V) A good faith estimate of all fees imposed in connection with the exercise of the power of sale; and

(VI) Contact information for obtaining the most current amounts due and the local or toll-free telephone number described in subparagraph (4).

4. The local or toll-free telephone number that may be called by the obligor or borrower of the obligation or debt to received the most current amounts due and a recitation of the information contained in this affidavit is: 888 738 1031

5. The date and the recordation number, and the name of each assignee under, each recorded assignment of the deed of trust which information is based on the knowledge or information as described in NRS 107.0805(1) (b) (5) (I-IV), is provided as follows:

There are no assignments of record.

6. The affiant acknowledges that they understand that recording a false affidavit that they know or have reason to know if forged or groundless, contains a material misstatement or false claim or is otherwise invalid constitutes a felony in the State of Nevada, under NRS 205.395.

Dated this 8th day of July, 2025.

Affiant Name: CONNIE JONES, Special Co-Administrator
of the Estate of James Everett Groth,
Deceased

Signed By: Connie Jones

Print Name: CONNIE JONES, Special Co-Administrator
of the Estate of James Everett Groth,
Deceased

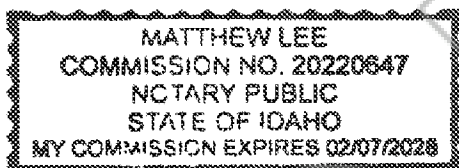
Affiant Name: SAMANTHA MORGAN, Special Co-Administrator
of the Estate of James Everett Groth,
Deceased

Signed By: Samantha Morgan

Print Name: SAMANTHA MORGAN, Special Co-Administrator
of the Estate of James Everett Groth,
Deceased

STATE OF Idaho)
)
COUNTY OF Bonneville) SS:

On this 8th day of August, 2025,
personally appeared before me, a Notary Public, in
and for said County and State, CONNIE JONES, Special
Co-Administrator of the Estate of James Everett
Groth, Deceased, known to me to be the person
described in and who executed the foregoing
instrument in the capacity set forth therein, who
acknowledged to me that he/she executed the same
freely and voluntarily and for the uses and purposes
therein mentioned.



M. Lee
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

STATE OF Nevada)
)
COUNTY OF Elko) SS:

On this 23 day of July, 2025,
personally appeared before me, a Notary Public, in
and for said County and State, SAMANTHA MORGAN,
Special Co-Administrator of the Estate of James
Everett Groth, Deceased, known to me to be the person
described in and who executed the foregoing
instrument in the capacity set forth therein, who
acknowledged to me that he/she executed the same
freely and voluntarily and for the uses and purposes
therein mentioned.



M. McBride
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

DECLARATION OF MORTGAGE SERVICER
(Pursuant to Nevada Revised Statute 107.510(6))

Mortgage Servicer: **CONNIE JONES and SAMANTHA MORGAN, Special Co-Administrators of the Estate of JAMES EVERETT GROTH, Deceased**
Borrower(s): **MARLIN SPENCER BATEMAN**
Property Address: Parcels 007-250-29, 30, 31 & 32 Eureka County
FCL No. **18243**

The undersigned, as the mortgage servicer, or an authorized agent or employee of the mortgage servicer named below, declares that:

1. ☒ Mortgage servicer has made contact with the borrower pursuant to Nevada Revised Statute 107.510(2) or (5) to assess the borrower's financial situation and explore options for the borrower to avoid foreclosure which contact was made more than 30 calendar days prior to the execution of this Declaration.

2. ☒ Mortgage servicer has tried with due diligence to contact the borrower as required by NRS 107.510(5) (a) through (d) but the Borrower has failed to respond within the required time frames.

☐ Mortgage servicer has posted on its homepage the information required by NRS 107.510 5(e).

☒ Mortgage servicer does not have a web site.

3. ☒ The requirements of Nevada Revised Statutes 107.400 through NRS 107.560 do not apply:

- a. ☐ The debtor is not a Borrower as defined in NRS 107.410 as:
 - ☐ (i) debtor is not a natural person;
 - ☐ (ii) debtor surrendered the secured property as evidenced by a letter confirming the surrender or delivering the keys to the mortgagee, trustee, beneficiary, or authorized agent of such person; or
 - ☐ (iii) debtor has filed for relief under 11 U.S.C. Chapter 7, 11, 12, or 13.
- b. ☐ Pursuant to NRS 107.450 the loan is not a residential mortgage loan, which is primarily for personal, family or household use.
- c. ☐ The real property is not owner-occupied housing by the Borrower, as defined in NRS 107.086(19)(d).
- d. ☒ Pursuant to NRS 107.460, the lender is not a financial institution as defined by NRS 660.045, that, during its immediately preceding annual

reporting period, as established with its primary regulator, has foreclosed on 100 or fewer real properties located in this State which constitute owner-occupied housing as defined in NRS107.086.

The undersigned certifies that this declaration is accurate, complete and supported by competent and reliable evidence, which the mortgage servicer has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

Dated: July 8, 2025.

MORTGAGE SERVICER:

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