

Official RecordRecording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

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RPTT:

Recorded By: AE

Book- 242 Page- 0166

A. P. No. 004-041-09
No. 17078

When recorded mail to:
Allied Foreclosure Services
6121 Lakeside Drive, #150
Reno, NV 89511



0131710

NOTICE OF TRUSTEE'S SALE

WHEREAS, JAMES J. VALLELY, Trustee of the VALLELY FAMILY TRUST dated September 29, 2000, is the owner and holder of that certain obligation secured by Deed of Trust dated May 26, 2006, executed by GARY K. MARTINSEN and NIKKI L. MARTINSEN, husband and wife, Trustor, to FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, Trustee for JAMES J. VALLELY, Trustee of the VALLELY FAMILY TRUST dated September 29, 2000, Beneficiary, which Deed of Trust was recorded August 22, 2006, as Document No. 127127, Official Records, Lincoln County, Nevada; and

WHEREAS, ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee in the place and stead of FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, by document recorded February 15, 2008, as Document No. 131006, Official Records, Lincoln 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 JAMES J. VALLELY, Trustee of the VALLELY FAMILY TRUST dated September 29, 2000, did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded February 15, 2008, as Document No. 131007, Official Records, Lincoln County, Nevada; and

WHEREAS, JAMES J. VALLELY, Trustee of the VALLELY FAMILY TRUST dated September 29, 2000, has 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 ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, as such Trustee, does hereby give notice that on the 30th day of June, 2008, at the hour of 11:00 o'clock A.M. on said day, at the entrance of the Lincoln County Courthouse

located at 181 Main Street, in Pioche, 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 situate in the County of Lincoln, State of Nevada, that is described as follows:

PARCEL 1:

Commencing at the Southwest corner of the NE 1/4 of the SW 1/4 of Section 5, Township 7 South, Range 61 East, M.D.B.&M., thence running due East along the South line of said NE 1/4 of SW 1/4 a distance of 910 feet, more or less, to the West line of Main Street at the Northeast corner of Lot 1, Block 46, Alamo Townsite on file in the office of the County Recorder of said Lincoln County, running thence North 1°23' West along the West side of said Main Street and the projection thereof, a distance of 640 feet; thence South 88°37' West a distance of 295 feet to the true point of beginning, continuing thence South 88°37' West a distance of 125 feet, thence South 1°23' East a distance of 100 feet, thence North 88°37' East a distance of 125 feet, thence North 1°23' West, a distance of 100 feet, to the point of beginning.

PARCEL 2:

Together with a non-exclusive easement 45 feet in width for roadway and utilities, the center line of which is described as follows:

Commencing at a point in the West line of said Main Street and the projection thereof a distance of 662.50 feet bearing 1°23' West from said Northeast corner of Lot 1, Block 46, running thence South 88°37' West a distance of 420 feet to a point of beginning.

The above metes and bounds description appeared previously in a Deed recorded June 7, 1977 in Book 20 Official Records, Page 668, as Instrument No. 59798.

the property address is purported to be 167 Sky Lane, Alamo, Nevada. The current outstanding principal balance is approximately \$59,617.16, 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.

