

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: AE

Book- 245 Page- 0409

A. P. No. 003-121-25
No. 17122

First American Title

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

0132834

3789381-AJ

NOTICE OF TRUSTEE'S SALE

WHEREAS, DIVERSIFIED FINANCIAL GROUP, LLC, a Utah Limited Liability Company, is the owner and holder of that certain obligation secured Trust Deed with Assignment of Rents dated October 23, 2007, executed by LEE R. WELCH, Trustor, to FIRST AMERICAN TITLE, Trustee for DIVERSIFIED FINANCIAL GROUP, LLC, a Utah Limited Liability Company, Beneficiary, which Deed of Trust was recorded October 30, 2007, as Document No. 130128, 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 by document recorded June 26, 2008, as Document No. 131800, Official Records, Lincoln County, Nevada; and

WHEREAS, default has been made by said Trustor in the payment of the debt evidenced by the Trust Deed Note for which said Deed of Trust is security, and the said DIVERSIFIED FINANCIAL GROUP, LLC did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded June 26, 2008, as Document No. 131801, Official Records, Lincoln County, Nevada; and

WHEREAS, DIVERSIFIED FINANCIAL GROUP, LLC, 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 14th day of November, 2008, at the hour of 11:00 o'clock A.M. on said day, at the entrance to Lincoln County Courthouse, located at 1 Main Street, 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:

That portion of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), Section 7, Township 4 South, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel 7B of that certain Parcel Map recorded December 2, 1994 in the office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 435, as File No. 102807, Lincoln County, Nevada records.

The property address is purported to be 271 Kiva Place, Caliente, NV 89008. The current outstanding principal balance is approximately \$ 128,250.00, 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 6121 Lakeside Drive, #150, Reno, Nevada 89511, Telephone No. (775) 851-0881.

DATED: October 10, 2008.

ALLIED 1031 EXCHANGE, dba
 ALLIED FORECLOSURE SERVICES

By: *Geneva Martinkus*
 Geneva Martinkus, President



STATE OF Nevada)
COUNTY OF Washoe) ss

This instrument was acknowledged before me on October 10, 2008, by GENEVA MARTINKUS as President of/for ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES.

Shelli Lindsay
Notary Public

