



A. P. No. 1022-15-001-013
Foreclosure No. 17394

R.P.T.T. \$ ~~295.20~~ 265.20

When recorded mail to:
Ernest and Elly Blickle
1064 Wisteria Drive
Minden, Nevada 89423

Mail tax statements to:
same as above

**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.

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on January 14, 2011, by and between ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, as Trustee, party of the first part, and ERNEST BLICKLE and ELLY R. BLICKLE, husband and wife, as joint tenants with right of survivorship, parties of the second part, whose address is: 1064 Wisteria Drive, Minden, Nevada 89423.

W I T N E S S E T H :

WHEREAS, BRIAN SIERAKOWSKI, an unmarried man, and CARRIE NITZEL, an unmarried woman, executed a Promissory Note payable to the order of ERNEST BLICKLE and ELLY R. BLICKLE, husband and wife, as joint tenants, in the principal sum of ONE HUNDRED FORTY NINE THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$149,500.00), and bearing interest, and as security for the payment of said Promissory Note said BRIAN SIERAKOWSKI, an unmarried man, and CARRIE NITZEL, an unmarried woman, as Trustor, executed a certain Deed of Trust to FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, Trustee for ERNEST BLICKLE and ELLY R.



BLICKLE, husband and wife, as joint tenants, Beneficiary, which Deed of Trust was dated April 16, 2008, and was recorded May 1, 2008, as Document No. 722547, Official Records, Douglas County, Nevada; and

WHEREAS, ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee under said Deed of Trust in the place and stead of FIRST AMERICAN TITLE COMPANY OF NEVADA by document recorded September 14, 2010, as Document No. 770404, Official Records, Douglas County, Nevada; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the installment of principal and interest due on July 1, 2010, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, ERNEST BLICKLE and ELLY R. BLICKLE, husband and wife, as joint tenants, executed and acknowledged a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded September 14, 2010, as Document No. 770405, Official Records, Douglas County, Nevada; and

WHEREAS, on September 14, 2010, a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, on November 11, 2010, a certificate was issued by the State of Nevada Foreclosure Mediation Program, authorizing the foreclosure process to continue, which certificate was recorded December 17, 2010, as Document No. 775676, Official Records, Douglas County, Nevada; and

WHEREAS, by direction of ERNEST BLICKLE and ELLY R. BLICKLE, husband and wife, the said ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 14th day of January, 2011, at the hour of 11:00 o'clock A.M., sell Douglas County Courthouse located at 1625 8th Street, in Minden, Nevada, at public auction to the highest cash bidder



in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was recorded on December 17, 2010, as Document No. 775677, Official Records, Douglas County, Nevada; that said Notice of Sale was published in The Record Courier in its issues dated December 22, 2010, December 29, 2010 and January 5, 2011, and said Notice of Sale was posted in three public places, in Minden, Nevada namely, at the Douglas County Library, Douglas County Building Department and Douglas County Court House and Notice of Sale was further posted in three public places, in Wellington, Nevada, namely, at the Wellington Station Posting Board, Maggies Place and Topaz Ranch Estates Water Company, on December 16, 2010; and

WHEREAS, on December 16, 2010 a copy of said Notice of Sale was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, at the time and place so set for said sale said parties of the second part did bid the sum of FIFTY THOUSAND and 00/100 DOLLARS (\$50,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$50,000.00, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the parties of the second part, and to their heirs, successors, and assigns, all that certain real property situate in Douglas County, State of Nevada, that is described as follows:

Lot 19, in Block B, of TOPAZ RANCH ESTATES, UNIT NO. 4, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on November 16, 1970, as Document No. 50212.

TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

