

DOC # 779806  
03/11/2011 02:34PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
FIRST CENTENNIAL - RENO  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-311 PG-2256 RPTT: 0.00

A. P. No. 0923-18-000-010  
No. 17400

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



**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 TRUSTEE'S SALE**

WHEREAS, VAN POWERS and SHARON ANN POWERS, husband and wife, as joint tenants with right of survivorship, are the owners and holders of that certain obligation evidenced by a Promissory Note dated March 17, 2004, and secured by that certain real property as evidenced by a Deed of Trust executed by JAMES KOLESAR and BECKY KOLESAR, husband and wife, Trustor, to PLACER TRUSTEE SERVICES, Trustee for CAPITAL FINANCE, a California corporation, Beneficiary, which Deed of Trust was dated March 17, 2004, and recorded April 2, 2004, as Document No. 609266, Official Records, Douglas County, Nevada; and

WHEREAS, the beneficial interest in said Note and Deed of Trust was assigned to FRANCES ROBINSON, a single woman, as evidenced by that certain Assignment of Deed of Trust recorded February 14, 2005, as Document No. 636599, Official Records, Douglas County, Nevada; and

WHEREAS, the beneficial interest of FRANCES ROBINSON in said Note and Deed of Trust was further assigned to FRANCES ROBINSON and BARBARA JONES, Trustees of THE ROBINSON FAMILY TRUST dated November 9, 1992, as evidenced by that certain Assignment of Deed of Trust recorded March 5, 2008, as Document No. 719086, Official Records, Douglas County, Nevada; and



WHEREAS, the terms of the Promissory Note were and amended and extended pursuant to that certain Loan Modification Agreement dated September 25, 2009, and executed by Trustor and Beneficiary herein; and

WHEREAS, the beneficial interest of BARBARA JONES, Surviving Trustee of THE ROBINSON FAMILY TRUST dated November 9, 1992, was assigned to VAN POWERS and SHARON ANN POWERS, husband and wife, as joint tenants with right of survivorship, as evidenced by that certain Assignment of Deed of Trust recorded on December 7, 2010, as Document No. 775001, 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 PLACER TRUSTEE SERVICES, by document recorded December 7, 2010, as Document No. 775002, Official Records, Douglas 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 VAN POWERS and SHARON ANN POWERS, husband and wife, did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded on December 7, 2010, as Document No. 775003, Official Records, Douglas County, Nevada; and

WHEREAS, VAN POWERS and SHARON ANN POWERS have 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 7th day of April, 2011, at the hour of 11:00 o'clock A.M. on said day, at the front entrance to the Douglas County Courthouse located at 1625 8th Street, in Minden, 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 Douglas, State of Nevada, that is described as follows:



Parcel 10, as set forth on Division of Land Map for the Estate of Joseph T. Banner and Frank C. Bosler, filed in the office of the County Recorder of Douglas County, Nevada, on January 18, 1984, as File No. 94344.

The current outstanding principal balance is approximately \$27,000.00, 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 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:    March 10, 2011.

ALLIED 1031 EXCHANGE, dba  
ALLIED FORECLOSURE SERVICES

By: *Geneva Martinkus*  
Geneva Martinkus  
Its: Secretary

STATE OF NEVADA            )  
  ) SS.  
COUNTY OF WASHOE        )

This instrument was acknowledged before me on March 10, 2011, by Geneva Martinkus as Secretary of/for ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES.

*Julie M. Moreno*  
Notary Public

