

A. P. No. 1220-16-610-002  
No. 17800

When recorded mail to:  
Allied Foreclosure Services  
1000 Caughlin Crossing, #30  
Reno, NV 89519

**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, STEAMBOAT CAPITAL, LLC, a Nevada limited liability company, is the owner and holder of that certain obligation evidenced by a Promissory Note dated September 16, 2004, and secured by that certain real property as evidenced by a Deed of Trust executed by OWEN E. HEAROLD and THELMA HEAROLD, Trustor, to WESTERN TITLE COMPANY, INC., Trustee for STEAMBOAT CAPITAL, LLC, Beneficiary, which Deed of Trust was dated September 17, 2004, in Book 0904, Page 7070, and recorded September 17, 2004, as Document No. 0624439, 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 WESTERN TITLE COMPANY, INC., by document recorded May 21, 2015, as Document No. 2015-862457, 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 STEAMBOAT CAPITAL, LLC, did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded on July 28, 2015, as Document No. 2015-866929, Official Records, Douglas County, Nevada; and

WHEREAS, STEAMBOAT CAPITAL, LLC 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 20th day of January, 2016, at the hour of 1:00 o'clock P.M. on said day, at the front entrance to the Douglas County Courthouse located at 1038 Buckeye Road, 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:

Lot 4256 as shown on the map of the RE-SUBDIVISION of Lots 91A & B; 92A & B; 93 through 96 and 221 through 232, GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 10, 1967, as Document No. 37049.

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.

The property address is purported to be 948 Starlight Court, Gardnerville, Nevada. The current outstanding principal balance is approximately \$75,000.00, 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.

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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 1000 Caughlin Crossing, #30, Reno, Nevada 89519, Telephone No. (775) 851-0881.

DATED: December 18, 2015.

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  
December 18, 2015, by Geneva Martinkus as  
Secretary of/for ALLIED 1031 EXCHANGE, dba  
ALLIED FORECLOSURE SERVICES.

*Kathryn L. Malfa*  
Notary Public

