

A. P. No. 1219-15-002-028
No. 74295-FCL
Trustee ID: 420973

When recorded mail to:
Western Title Company, LLC
5390 Kietzke Lane #101
Reno, Nevada 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, ROBERT MANTON PARKER, JR., as Trustee of the ROBERT MANTON PARKER JR. TRUST U/A dated February 10, 1994 is the owner and holder of that certain obligation evidenced by a Promissory Note dated September 14, 2012, and secured by that certain real property as evidenced by a Deed of Trust executed by DAVID M. SEMAS, a married man, Trustor, to WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, Trustee for ROBERT M. PARKER, Beneficiary, which Deed of Trust was dated September 14, 2012 recorded September 14, 2012, as Document No. 809151, 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 ROBERT M. PARKER did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded August 26, 2015, as Document No. 2015-868719, Official Records, Douglas County, Nevada; and

WHEREAS, the beneficial interest of the Note and Deed

of Trust was assigned to ROBERT MANTON PARKER, JR., as Trustee of the ROBERT MANTON PARKER JR. TRUST U/A dated February 10, 1994 as evidenced by that certain Assignment of Deed of Trust, recorded May 10, 2016, as Document No. 2016-880622, Official Records, Douglas County, Nevada; and

WHEREAS, ROBERT MANTON PARKER, JR., as Trustee of the ROBERT MANTON PARKER JR. TRUST U/A dated February 10, 1994 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 WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, as such Trustee, does hereby give notice that on the **22ND** day of **JUNE** 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 and personal property situate in Douglas County, State of Nevada, that is described as follows:

Lot C as set forth on that certain Planned Unit Development 2014-1 of JOB'S PEAK RANCH UNIT 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 13, 1997, in Book 697, at Page 3042, as Document No. 415114, Official Records and by Certificate of Amendment recorded February 5, 1999, in Book 299, at Page 1198, as Document No. 460418, Official Records.

TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, including all of the water rights if any, whether surface or underground, certificated, adjudicated or decreed, together with all of means, methods, structure and devices for diversion to beneficial use of the appurtenant water rights and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

The property address is purported to be 301 Five Creek Road, Gardnerville, Nevada. The current outstanding balance

