

A. P. No. 1319-19-720-008  
Foreclosure No. 17991

DOUGLAS COUNTY, NV      **2019-937701**  
Rec:\$35.00  
\$35.00      Pgs=3      11/05/2019 02:13 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

When recorded mail to:  
Allied Foreclosure Services  
190 W. Huffaker Ln., Suite 408  
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, KEVIN C. MOERDICK and SUE K. MOERDICK, Trustees of the MOERDICK FAMILY TRUST are the owners and holders of that certain obligation evidenced by a Promissory Note dated August 31, 2018, and secured by that certain real property as evidenced by a Deed of Trust executed by CEANNCADHA L.L.C., a Nevada limited liability company, Trustor, to WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, Trustee for KEVIN C. MOERDICK and SUE K. MOERDICK, Trustees of the MOERDICK FAMILY TRUST, Beneficiary, which Deed of Trust was dated August 31, 2018 and recorded September 11, 2018, as Document No. 2018-919450, Official Records, Douglas County, Nevada; and

WHEREAS, AUTOMATIC FUNDS TRANSFER SERVICES, INC., a Washington corporation, dba ALLIED TRUSTEE SERVICES, was substituted as Trustee under said Deed of Trust in the place and stead of WESTERN TITLE COMPANY, LLC, by document recorded June 26, 2019, as Document No. 2019-930932, 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 KEVIN C.

MOERDICK and SUE K. MOERDICK, Trustees of the MOERDICK FAMILY TRUST did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded on June 26, 2019, as Document No. 2019-930933, Official Records, Douglas County, Nevada; and

WHEREAS, KEVIN C. MOERDICK and SUE K. MOERDICK, Trustees of the MOERDICK FAMILY TRUST 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 AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES, as such Trustee, does hereby give notice that on the 4<sup>th</sup> day of **December, 2019**, at the hour of **1:00** o'clock **P.M.** on said day, at the 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:

Parcel A of Parcel Map LDA01-027 for Jeff Carter and Lynn Devine, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 7, 2001, in Book 801, Page 1683, as Document No. 520115, Official Records.

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 177 Tramway Drive, Unit A, Stateline, Nevada. The current outstanding principal balance is approximately \$304,199.50, 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 190 Huffaker Ln., Suite 408, Reno, Nevada 89511, Telephone No. (775) 851-0881.

DATED: November 4, 2019.


AUTOMATIC FUNDS TRANSFER  
SERVICES, dba ALLIED TRUSTEE  
SERVICES

By: *Geneva Martinkus*  
GENEVA MARTINKUS  
Its: MANAGER

STATE OF NEVADA                    )  
  )SS.  
COUNTY OF WASHOE            )

This instrument was acknowledged before me on  
November 4, 2019, by GENEVA MARTINKUS as  
MANAGER of/for AUTOMATIC FUNDS TRANSFER  
SERVICES, dba ALLIED TRUSTEE SERVICES.

*[Signature]*  
Notary Public

 DOROTHY J. JOHNSON  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 01-66333-2 - Expires November 1, 2020