

A. P. No. 1022-16-001-096

Foreclosure No. 18187

When recorded mail to:
Allied Foreclosure Services
190 W. Huffaker Lane, #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, ROBERT P. LINDNER and LOREE A. LINDNER, husband and wife, are the owners and holders of that certain obligation evidenced by a Promissory Note dated April 5, 2018, and secured by that certain real property as evidenced by a Deed of Trust executed by ABIGAIL TAYLOR and COUNTRY MORAN, Trustor, to FIRST AMERICAN TITLE INSURANCE CORPORATION, a Nebraska corporation, Trustee for ROBERT P. LINDNER and LOREE A. LINDNER, husband and wife, as joint tenants with right of survivorship, Beneficiary, which Deed of Trust was dated April 5, 2018, and recorded April 13, 2018, as Document No. 2018-912912, 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 FIRST AMERICAN TITLE INSURANCE COMPANY, by document recorded May 6, 2024, as Document No. 2024-1007418, 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 P.

LINDNER and LOREE A. LINDNER, did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded on May 6, 2024, as Document No. 2024-1007419, Official Records, Douglas County, Nevada; and

WHEREAS, on September 10, 2024, a certificate was issued by the State of Nevada Foreclosure Mediation Program, authorizing the foreclosure process to continue, which certificate is being recorded concurrently or substantially concurrently herewith, and;

WHEREAS, ROBERT P. LINDNER and LOREE A. LINDNER 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 16th day of October, 2024, at the hour of 1:00 o'clock P.M. on said day, at 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:

Topaz

Lot 12, in Block J of ~~Topaz~~ Ranch Estates, Unit No. 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, recorded on November 16, 1970, as Document No. 502.

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 3785 Granite Way, Wellington, Nevada. The current outstanding principal balance is approximately \$94,924.00, 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 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 W. Huffaker Lane, #408, Reno, Nevada 89511, Telephone No. (775) 851-0881.

DATED: SEPTEMBER 13, 2024.

AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES

Geneva Martinkus

By: GENEVA MARTINKUS
Its: MANAGER

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

This instrument was acknowledged before me on SEPTEMBER 13, 2024, by GENEVA MARTINKUS as MANAGER of/for AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES.

Diane Ulleseit
Notary Public

