

**Official Record**Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$40.00

Page 1 of 2

RPTT:

Recorded By: AE

Book- 256 Page- 0187

WHEN RECORDED MAIL TO:

Aztec Foreclosure Corporation  
3300 N. Central Ave. Suite, 2200  
Phoenix, AZ 85012

APN 003-142-18



0135941

Space above this line for recorder's use only

Trustee Sale No. 10-513065 SUT  
Title Order No. 100034110-NV-GNO

**NOTICE OF TRUSTEE'S SALE**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/23/07. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 06/04/10 at 11:00 a.m., Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 08/24/07, in Instrument No. 0129757 of official records in the Office of the Recorder of LINCOLN County, Nevada, executed by: Lynn McGinnes-Wulf, as Trustor, SunTrust Mortgage Inc., as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). Auction location: the main entrance to the County Courthouse, Main Street, Pioche, NV, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, Nevada describing the land therein:

THAT PORTION OF LOTS 16, 17 AND 18, BLOCK "B" OF WEST END ADDITION TO THE CITY OF CALIENTE, AS SHOWN UPON MAP THEREOF RECORDED OCTOBER 6, 1926, FILE 3674, IN THE PLAT BOOK, PAGE 44, DESCRIBED AS: PARCEL NO. 3 OF PARCEL MAP FOR DOROTHY M. RAY, AS SHOWN UPON MAP THEREOF, RECORDED MAY 20, 1988, FILE 88771, PLAT BOOK "A", PAGE 286 IN THE RECORDERS OFFICE, LINCOLN COUNTY, NEVADA

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be:

**740 A Street, Caliente, NV 89008.**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees,

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charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit:  
**\$163,607.99 (Estimated)**

Accrued interest and additional advances, if any, will increase this figure prior to sale.

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation.

DATE: April 30, 2010

Aztec Foreclosure Corporation  
3300 N. Central Avenue, Suite 2200  
Phoenix, Arizona 85012  
(602) 222-5711 or (800) 731-0850  
FAX: (847)627-8803


  
Elaine Malone  
Assistant Secretary & Assistant Vice President

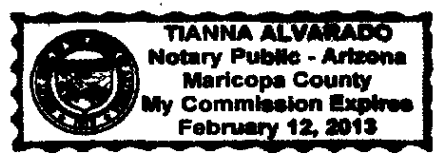
STATE OF ARIZONA }  
  } ss  
COUNTY OF MARICOPA }

On April 30, 2010 before me, Tianna Alvarado, a Notary Public in and for said county, personally appeared Elaine Malone, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature  (Seal)



For Trustee's Sale Information  
Call 714-730-2727  
<http://www.lpsasap.com>  
[www.aztectrustee.com](http://www.aztectrustee.com)