

Official RecordRecording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee \$18.00

Page 1 of 5

RPTT:

Recorded By: DP

Book- 271 Page- 0118

APN: 008-031-05, 06
008-031-37, 38

0141085

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
First American Title Company
2490 Paseo Verde Parkway, Ste.100
Henderson, NV 89074

Trustee Sale No. 2417479-RMD

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED AUGUST 8, 2005. 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 May 24, 2012 at 11:00 A.M. **FIRST AMERICAN TITLE INSURANCE COMPANY**, a California Corporation as the duly appointed Trustee under and pursuant to a Deed of Trust recorded on August 9, 2005, in **Book No. 204** as **Document No. 124989** of official records in the Office of the Recorder of Lincoln County, State of Nevada executed by: **LS LT LLC, a Nevada Limited Liability Company** as Trustor, **Nevada Bank & Trust Company**, as original 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 cashier's check drawn by state or federal credit union or a cashier's check drawn by state or federal savings and loan association, savings association, or savings bank) all right, title, and interest conveyed to and now held by the Trustee in the hereinafter described property under and pursuant to the Deed of Trust. The 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 the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.



Trustee Sale No. 2417479-RMD

Place of Sale; At the main entrance to the County Courthouse located at 1 Main Street, Pioche, Nevada 89043.

Legal Description: **SEE EXHIBIT "A" ATTACHED HERETO FOR COMPLETE LEGAL DESCRIPTION.**

The street address is **US Highway 93, Alamo Nevada 89001**. Other common designation, if any, of the real property described above is purported to be: **APN: 008-031-05, 008-034-06, 008-031-37, 008-031-38.**

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, express or implied, regarding title, possession, encumbrances, condition, suitability for a particular purpose or the location or existence of any personal property, to satisfy 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 fee, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to wit:

Amount of unpaid balance and other charges: **\$829,434.00 (Estimated).**

Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary may elect to bid less than their full credit bid.

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.

THIS PROPERTY IS SOLD AS-IS, LENDER/BENEFICIARY IS UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENTS UNDER NRS 113.130 BY PURCHASING AT THIS SALE AND SIGNING RECEIPT.



Trustee Sale No. 2417479-RMD

DATED: April 17, 2012

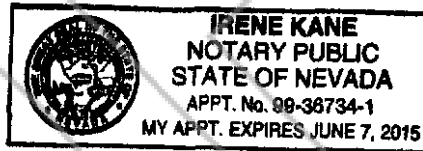
FIRST AMERICAN TITLE INSURANCE COMPANY
FORECLOSURE DEPARTMENT
2490 PASEO VERDE PARKWAY, STE. 100
HENDERSON, NV 89074
(702) 731-4131

Russell M. Dalton, Vice President

STATE OF NEVADA)

: SS

COUNTY OF CLARK)



This instrument was acknowledged before me
on 4-18-12
by: Russell M. Dalton, Vice President of First American
Title Insurance Company

Irene Kane
99-38734-1
EXP. 6.7.2015

Notary Public (My commission expires: 06/07/2015)



Trustee Sale No. 2417479-RMD

Exhibit "A"
Legal Description

PARCEL 1:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. &M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 5; THENCE NORTH 89°05'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) SECTION 5, A DISTANCE OF 1262.74 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY 93; THENCE NORTH 01°10'39" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1694.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°10'39" EAST, A DISTANCE OF 280.38 FEET; THENCE SOUTH 88°49'21" EAST, ALONG THE SOUTH LINE OF RUBEN GARZA PROPERTY A DISTANCE OF 621.44 FEET; THENCE SOUTH 01°10'39" WEST, A DISTANCE OF 280.38 FEET; THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. &M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88°39'54" WEST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1243.50 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY 93; THENCE SOUTH 01°10'39" WEST, ALONG THE RIGHT OF WAY LINE A DISTANCE OF 535 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HARRY HENKEL ON JANUARY 28, 1977; THENCE CONTINUING SOUTH 01°10'39" WEST, A DISTANCE OF 140.19 FEET; THENCE SOUTH 88°49'21" EAST, A DISTANCE OF 621.44 FEET; THENCE NORTH 01°10'39" EAST, A DISTANCE OF 140.19 FEET; THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:



A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. &M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88°39'54" WEST, ALONG THE NORTH LINE OF SECTION 5, A DISTANCE OF 1243.50 FEET TO THE EAST RIGHT OF WAY OF U.S. HIGHWAY 93; THENCE SOUTH 01°10'39" WEST, ALONG THE RIGHT OF WAY LINE A DISTANCE OF 394.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°10'39" WEST, A DISTANCE OF 140.19 FEET; THENCE SOUTH 88°49'21" EAST, A DISTANCE OF 621.44 FEET; THENCE NORTH 01°10'39" EAST, A DISTANCE OF 140.19 FEET; THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. &M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 5; THENCE NORTH 89°05'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 5, A DISTANCE OF 1262.74 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 93; THENCE NORTH 1°10'39" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1503.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1°10'39" EAST, A DISTANCE OF 191.52 FEET; THENCE SOUTH 88°49'21" EAST, ALONG THE SOUTH LINE OF RUBEN GARZA PROPERTY A DISTANCE OF 621.44 FEET; THENCE SOUTH 1°10'39" WEST, A DISTANCE OF 191.52 FEET; THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 2005 IN BOOK 204, PAGE 419 AS INSTRUMENT NO. 124988 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA