

Official RecordRecording requested By
COW COUNTY TITLE CO.Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: HB

Book- 300 Page- 0344

AP #1: 002-143-06

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

And when recorded mail to
T.D. SERVICE COMPANY
4000 W. METROPOLITAN DRIVE
SUITE 400
ORANGE, CA 92868

0148724

CCT 76248

Space above this line for recorder's use

T.S. No: L547017 NV Unit Code: L

Min No: 100029500014856672

944 MAIN ST. FKA 270 EAST MAIN STREET, PANACA, NV 89042

NOTICE OF TRUSTEE'S SALE

T.D. SERVICE COMPANY, as duly appointed Trustee under the following described Deed of Trust WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the forms which are lawful tender in the United States) and/or the cashier's, certified or other checks (payable in full at the time of sale to T.D. Service Company) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property hereinafter described:

Trustor: MICHAEL V. POPE

Recorded January 5, 2007 as Instr. No. 0128147 in Book 227 Page 0572 of Official Records in the office of the Recorder of LINCOLN County; NEVADA, pursuant to the Notice of Default and Election to Sell thereunder recorded September 17, 2015 as Instr. No. 0148335 in Book --- Page --- of Official Records in the office of the Recorder of LINCOLN County NEVADA.

Said Deed of Trust describes the following property:
SEE ATTACHED EXHIBIT

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 27, 2006. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

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"(If a street address or common designation of property is shown above, no warranty is given as to its completeness or correctness)."

Said Sale will be made, but without covenant or warranty, express or implied, regarding title possession, or encumbrances, to pay the remaining principal sum of the notes(s) secured by said Deed of Trust, with interest as in said note provided, advances, if any, under the terms of said Deed of Trust, fee, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. As of the date hereof the following amount is **REASONABLY ESTIMATED** to the amount of the unpaid advances: **\$209,067.79**.

THIS AMOUNT IS ONLY AN ESTIMATE AND NO REPRESENTATION OR WARRANTY IS MADE, EXPRESS OR IMPLIED, AS TO THE ACCURACY THEREOF.



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T.S. No: L547017 NV Unit Code: L

Said sale will be held on:
**JANUARY 29, 2016, AT 11:00 A.M. AT THE MAIN ENTRANCE OF THE LINCOLN COUNTY
COURTHOUSE 1 MAIN STREET, PIOCHE, NV**

It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

Date: December 28, 2015

T.D. SERVICE COMPANY as said Trustee

BY *Crystal Espinoza*
CRYSTAL ESPINOZA, ASSISTANT SECRETARY
T.D. SERVICE COMPANY
4000 W. Metropolitan Drive, Suite 400, Orange, CA 92868-0000
(714) 543-8372

The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose.

This property is sold AS-IS, lender is unable to validate the condition, defects or disclosure issues of said property and buyer waives the disclosure requirements under NRS 13.130 by purchasing at this sale and signing said receipt.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number on the day before the sale: (888) 988-6736 or you may access sales information at salestrack.tdsf.com.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

On 12/28/15 before me, CHERYL L. GRECH, a Notary Public, personally appeared CRYSTAL ESPINOZA, 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 under the Laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature *Cheryl L. Grech* (Seal)





EXHIBIT "A" LEGAL DESCRIPTION

File No.: 76248

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Part of Lot 2, Block 15, in the Town of Panaca, as shown upon map thereof, recorded in the recorder's office, Lincoln County, Nevada described as follows:

Beginning at a point 80 feet West of the Northeast corner of said Lot 2; thence at right angles South 70 feet; thence at right angles West 10 feet; thence at right angles South 65 feet; thence at right angles West 100 feet; thence at right angles North 135 feet to the South side of "F" Street; thence East along the South side of said "F" Street 110 feet to the point of beginning.

Note: The above metes and bounds description appeared previously in that certain document recorded October 10, 2006 in Book 223, Page 456, as Instrument No. 127547.

ASSESSOR'S PARCEL NUMBER FOR 2015-2016: 002-143-06

