

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: AK

Book- 311 Page- 0391

APN: 001-250-21

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
First American Title Company
2500 Paseo Verde Parkway, Ste.120
Henderson, NV 89074



Trustee Sale No. 2516716-IRK

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/20/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAYBE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 06/16/2017 at 11:00 AM FIRST AMERICAN TITLE INSURANCE COMPANY, as the duly appointed Trustee under and pursuant to a Deed of Trust Recorded on 09/15/2005, as Document No. 0148322 of official records in the Office of the Recorder of Lincoln County, State of Nevada executed by JASON FOWLER AND TONYA FOWLER, husband and wife as joint tenants with right of survivorship, as Trustor, J & S PROPERTIES LLC, a Nevada limited liability 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). Sale will be held by a duly appointed trustee as shown below, of 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.

Place of Sale; At the main entrance to the County Courthouse located at 181 North Main Street, Pioche, NV 89043.

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



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The street address and other common designation, if any, of the real property described above is purported to be **VACANT LAND, Pioche, NV 89043**
APN: 001-250-21

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: **\$21,743.02** (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. 2516716-IRK

DATED: May 16, 2017

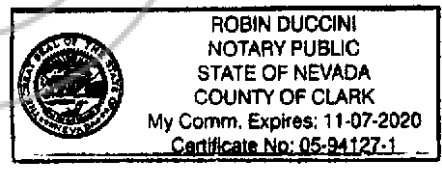
FIRST AMERICAN TITLE INSURANCE COMPANY
FORECLOSURE DEPARTMENT
2500 PASEO VERDE PARKWAY, STE. 120
HENDERSON, NV 89074
(702) 731-4131

Russell M. Dalton, Vice President

STATE OF NEVADA)
 : ss
COUNTY OF CLARK)

This instrument was acknowledged before me on May 16, 2017 by Russell M. Dalton, Vice President of First American Title Insurance Company

Notary Public (My commission expires: 11/07/2020)





Trustee Sale No. 2516716-IRK

Exhibit "A"
Legal Description

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4 AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK C, PAGE 207 INSTRUMENT NO. 126537, IN THE OFFICE OF THE LINCOLN COUNTY RECORDER.

