

Official RecordRecording requested By
COW COUNTY TITLE COMPANY**Lincoln County - NV**
Leslie Boucher - RecorderFee: \$40.00 Page 1 of 2
RPTT: Recorded By: AE
Book- 313 Page- 0605

0152555

WHEN RECORDED MAIL TO:Nevada Trust Deed Services
376 E. Warm Springs Rd. #140
Las Vegas, NV 89119

APN:001-057-12

17-0402-FCL NV16 77976

08/16/2017

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 18, 2011. 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 AN ATTORNEY.

A Public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, authorized to do business in this state will be held on the date set below, of all right, title and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. Said sale will be made, but without covenant, or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the unpaid principal sum of the note(s) secured by the Deed of Trust, with interest from September 30, 2016, as provided in said note, fees, charges, advances, if any, 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 date of the Sale. All right, title and interest now held by it under said Deed of Trust in the Property situated in the County of Lincoln, Nevada, described as:

Lot 45, 46, and 47 in Block 37 in the Town of Pioche, Lincoln County, Nevada as said lot and block are platted and described on the Official Plat of said Town of Pioche, now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada and to which plat and the records thereof reference is hereby made for further particular description.

Together with all improvements thereon and all appurtenances belonging thereto and all revisions, remainders, rents, issues and profits thereof.

BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE

Trustor: Jeffrey L. Seevers and Teresa M. Seevers, Husband and wife

Duly Appointed Trustee : Nevada Trust Deed Services

Recorded : January 24, 2011 Book No.: 261 Page 442 Document No.: 0137601 of Official Records in the office of the Recorder of Lincoln County, Nevada.

DATE OF SALE : September 15, 2017 at 11:00 AM**PLACE OF SALE : Front Entrance, County Office Building, 181 N. Main St., Pioche, Nevada, 89043**

Amount of unpaid Principal Balance : \$ 87,200.26

Street Address or other common designation of real property:



APN:001-057-12
17-0402-FCL NV16
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437 Pioche street
Pioche NV 89043

APN:001-057-12

Said sale will be made (without covenant, or warranty, expressed or implied, regarding title, possession, or encumbrances) to pay the unpaid balance of said note, to wit: \$ 87,200.26 with interest as in said note provided, advances, if any, under the terms of said Deed of Trust, charges and expenses of the Trustee created by said Deed of Trust will be additional.

This property is sold as-is, lender is unable to validate the condition, defects or disclosure issues of said property.

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

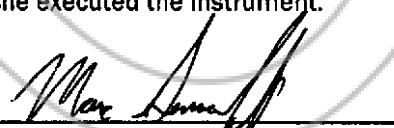
DATED: August 16, 2017

Nevada Trust Deed Services
376 E. Warm Springs Rd. #140,
Las Vegas, NV 89119


By: Denise Cray
Foreclosure Officer

State of Nevada)
)SS.
County of Clark)

On August 16, 2017, personally appeared before me, a Notary Public, Denise Cray, personally known or proven to me to be the person(s) whose name subscribed to the above instrument who acknowledged that she executed the instrument.



Notary Public



Publish Notice of Sale in Lincoln County Record three time on: August 25, 2017
September 1, 2017
September 8, 2017