

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$35.00

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RPTT:

Recorded By: AE

Book- 314 Page- 0613

APN: 001-047-01



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

First American Title Company
2500 Paseo Verde Parkway, Ste.120
Henderson, NV 89074

Trustee Sale No. 2517101-IRK

****THIS DOCUMENT SUPERCEDES NOTICE OF TRUSTEE'S SALE
DOCUMENT NO. 0152628 RECORDED 09/18/2017******NOTICE OF TRUSTEE'S SALE**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/28/2005. 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 11/17/2017 at 11:00 am FIRST AMERICAN TITLE INSURANCE COMPANY as the duly appointed Trustee under and pursuant to a Deed of Trust recorded on 04/01/2005, as Document No. 0124258 of official records in the Office of the Recorder of Lincoln County, State of Nevada executed by: JASON M. PITTS, an unmarried man, 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. 2517101-IRK

Place of Sale; **At the main entrance to the County Courthouse, 181 N. Main Street, Pioche, NV 89043.**

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

The street address is **192 Lightner Street, Pioche, NV 89043.** Other common designation, if any, of the real property described above is purported to be: **APN: 001-047-01.**

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: **\$138,236.43 (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. 2517101-IRK

Exhibit "A"
Legal Description

PARCEL I:

ALL OF LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED FIFTY-FOUR (54) AS SAID LOTS AND BLOCK ARE DELINEATED AND SHOWN ON THE OFFICIAL PLAT OF THE NORTHEAST ADDITION TO SAID TOWN, WITH THE EXCEPTION OF THAT PORTION OF SAID LOTS AS CONTESTED BY COMBINED METAL REDUCTION COMPANY WHICH IS APPROXIMATELY 1550 SQUARE FEET AND IS SHOWN ON PAGE 156 IN PLAT BOOK A, RECORDED MAY 06, 1980 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

PARCEL II:

THAT PORTION OF LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED FIFTY-FOUR (54) IN SAID TOWN OF PIOCHE, AS CONTESTED BY COMBINED METAL REDUCTION COMPANY BEING APPROXIMATELY 1550 SQUARE FEET AS SHOWN ON PAGE 156 IN PLAT BOOK A, RECORDED MAY 06, 1980, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.