

LINCOLN COUNTY, NV

2020-157959

\$37.00

Rec:\$37.00

01/14/2020 09:24 AM

BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP

OFFICIAL RECORD

AMY ELMER, RECORDER

Recording requested by:

ServiceLink

When Recorded Mail To:

BARRETT DAFFIN FRAPPIER

TREDER & WEISS, LLP

4004 Belt Line Road, Suite 100

Addison, Texas 75001-4320

APN #: 001-103-19

Property Address:

35 MEADOW VALLEY

AKA 108 DAVIS ST

PIOCHE, NEVADA 89043



NOTS00000008427742

Space above this line for Recorder's use only

Trustee Sale No.:00000008427742

Title Order No.:190886480

FHA/VA/PMI No.:

### NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/26/2007. 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.

BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 05/08/2007 as Instrument No. 0128890, Book No. 231 and Page No. 0254 of official records in the office of the County Recorder of LINCOLN County, State of NEVADA.

EXECUTED BY: ARMENUI ZAKHARYAN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AND ARMEN OGANISYAN, AN UNMARRIED MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, (payable at time of sale in lawful money of the United States, by cashier's check drawn by a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank.

DATE OF SALE: 02/21/2020 TIME OF SALE: 11:00 AM

PLACE OF SALE: Lincoln County Courthouse, 181 Main Street, Pioche, NV 89063, Main Entrance.

STREET ADDRESS and other common designation, if any, of the real property described above is purported to be:

35 MEADOW VALLEY, AKA 108 DAVIS ST, PIOCHE, NEVADA 89043

LOTS NUMBERED FORTY-EIGHT (48), FORTY-NINE (49) AND FIFTY (50) IN BLOCK NUMBERED NINETEEN (19) IN THE TOWN OF PIOCHE, COUNTY OF LINCOLN, STATE OF NEVADA.

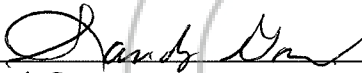
The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is", the lender is unable to validate the condition, defects or disclosure issues of said property and buyer waves the disclosure requirements under NRS 113.130 by purchasing at the sale and signing said receipt. 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 note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is **\$44,322.73**. Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Breach and Demand for Sale, and a written Notice of Breach and Election to Sell. The undersigned caused said Notice of Breach and Election to Sell to be recorded in the county where the real property is located.

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.

FOR TRUSTEE SALE INFORMATION PLEASE CALL:

**AUCTION.COM**  
**ONE MAUCHLY**  
**IRVINE, CA 92618**  
**800-280-2832**  
**www.auction.com**

**BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP as Trustee**

  
BY: Sandy Green

Dated: 01/14/2020

**Sandy Green**  
**Foreclosure Specialist**

Trustee Sale No.:00000008427742

Title Order No.:190886480

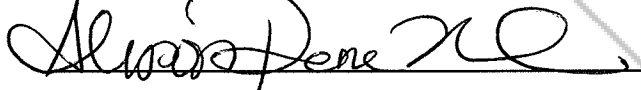
FHA/VA/PMI No.:

State of TEXAS

County of DALLAS

On 1/14/2020 before me, Allyson Rene Newhouse, Notary Public, personally appeared Sandy Green, 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.

WITNESS my hand and official seal.



Notary Public in and for said County and State

