

LINCOLN COUNTY, NV

2021-159969

\$37.00

Rec:\$37.00

04/29/2021 08:19 AM

MORTGAGE CONNECT - TSG

Pgs=2 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

APN 004-041-41

RECORDING REQUESTED BY:

Mortgage Connect, LP

WHEN RECORDED MAIL TO:

TRUSTEE CORPS
3571 Red Rock St., Ste B
Las Vegas, NV 89103

TS No: NV06000023-20-1

TO No: 1452948

**NOTICE OF TRUSTEE'S SALE
IMPORTANT NOTICE TO PROPERTY OWNER**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST AND SECURITY AGREEMENT DATED February 12, 2018. 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 June 11, 2021, at 11:00 AM, MTC Financial Inc. dba Trustee Corps, as duly appointed Trustee **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH Main Entrance, Lincoln County Courthouse, 181 Main Street, Pioche, NV 89063**, all right, title and interest conveyed to and now held by it under and pursuant to Deed of Trust recorded on February 21, 2018, as Instrument No. 0153904, in Book 317, on Page 0417, of the official records in the Office of the Recorder of Lincoln County, Nevada, executed by **MARTIN C. COX AND MARILYN COX, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** as Trustor, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, as Beneficiary, as nominee for **FREEDOM MORTGAGE CORPORATION** as Beneficiary, all that certain property situated in said County and State, and more commonly described as: **AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST**

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: **440 OLIVE ST, ALAMO, NV 89001**

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 expressed or implied, regarding title, possession or encumbrances, to pay the remaining unpaid principal balance of **\$116,032.31**, the obligations secured by the property to be sold and reasonably estimated costs, expenses and advances as of the first publication date of this Notice of Trustee's Sale. Accrued interest and additional advances, if any, will increase the figure prior to sale. The property offered for sale excludes all funds held on account by the property receiver, if applicable.

Beneficiary's bid at sale may include all or part of said amount. In addition to cash, the Trustee will accept, all payable at time of sale in lawful money of the United States a Cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in the applicable sections of the Nevada Administrative Code and authorized to do business in the State of Nevada, or other such funds acceptable to the Trustee.

The Beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned, a

written Declaration of Default and Demand for Sale. The undersigned caused said Notice of Breach and Default and of Election to Cause Sale of Real Property Under Deed of Trust to be recorded in the County where the real property is located and more than three months have elapsed since such recording.

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL:
Auction.com at 800.280.2832**

Dated: April 28, 2021

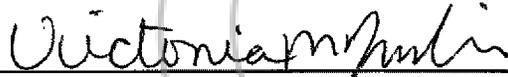
Trustee Corps, as Duly Appointed Successor Trustee
TS No. NV06000023-20-1
3571 Red Rock St., Ste B
Las Vegas, NV 89103
Phone No: 949-252-8300
TDD: 800-326-6868



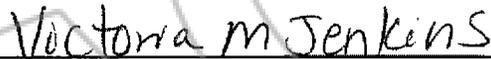
Starr Meehan, Authorized Signatory

State of NEVADA
County of CLARK

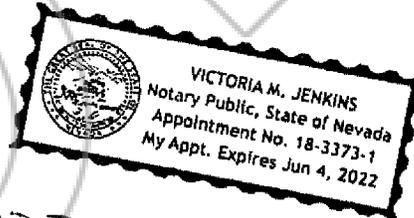
This instrument was acknowledged before me on April 28,
2021, by STARR MEEHAN.



Notary Public Signature



Printed Name



My Commission Expires: June 04 2022

Trustee Corps may be acting as a debt collector attempting to collect a debt.
Any information obtained may be used for that purpose.

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.