

APN: 003-033-05

RETURN TO/TRUSTEE CONTACT INFO:
Nevada Trust Deed Services
10161 Park Run Drive, Suite 150
Las Vegas, NV 89145
(702)733-9900

LINCOLN COUNTY, NV **2022-162309**
\$37.00
Rec:\$37.00 **05/12/2022 09:13 AM**
SECURITY 1ST TITLE OF NEVADA, LLC Pgs=2 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

NOTICE OF TRUSTEE'S SALE

FILE NO 22-01-015-FCL
DATED: May 9, 2022

On June 3, 2022 at 11:00 AM, Nevada Trust Deed Services, as duly appointed or substituted Trustee under and pursuant to the Short Form Deed of Trust and Assignment of Rents (the "Deed of Trust") dated July 15, 2020 recorded as Instrument No. 2020-158792, and as modified or amended, if applicable, in the Office of the County Recorder of LINCOLN County, Nevada executed by Zachary Todd Shinkle and Lauren Kelly Shinkle, husband and wife, as joint tenants in favor of Susan Marie Bean, a widow as current beneficiary by reason of now continuing default in the payment or performance of obligations secured by said Deed of Trust, including the Notice of Breach and Election to Sell Under Deed of Trust which was recorded in the Office of the County Recorder of LINCOLN County, Nevada, by the beneficiary and the undersigned more than three months prior to the date thereof, WILL CAUSE TO BE SOLD AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States of America) at the front entrance to Lincoln County Courthouse, 181 N. Main Street, Pioche, NV 89043, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 47, NORTH SIDE ADDITION TO THE CITY OF CALIENTE FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA, ON NOVEMBER 10, 1904 AT PAGE 36 OF PLATS;
THENCE NORTH ALONG THE WEST SIDE LINE OF SAID LOT A DISTANCE OF 82.7 FEET, WHICH IS THE TRUE POINT OF BEGINNING;
THENCE WEST 131.17 FEET TO THE WEST SIDE LINE OF SAID LOT;
THENCE NORTH ALONG SAID WEST SIDE LINE OF SAID LOT A DISTANCE OF 82.7 FEET;
THENCE EAST A DISTANCE OF 131.17 FEET TO THE EAST SIDE LINE OF SAID LOT;
THENCE SOUTH A DISTANCE OF 82.7 FEET TO THE TRUE POINT OF BEGINNING.

Together with any and all improvements, personal property and fixtures located thereon or otherwise described in the Deed of Trust and in any other instruments in favor of the Beneficiary, and all singular tenements, hereditaments and appurtenances thereunto belonging or appertaining, rents, issues and profits thereof.

Commonly known as: 233 Alice Street, Caliente, NV 89008, APN: 003-033-05

If a street address or common designation of property is shown, no warranty is given as to its completeness or correctness.

Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal balance of the obligations secured by said Deed of Trust, to wit: \$100,894.71 together with interest, fees, premiums and charges thereon, as provided in said Note Secured by Deed of Trust Installment Note Interest Included and related loan documents, advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of Trustee and of the Trusts created by said Deed of Trust.

NEVADA TRUST DEED SERVICES

By: Michele Dobar
Michele Dobar, Foreclosure Officer

Published in Lincoln County Record on the following dates:
May 13, 2022, May 20, 2022, May 27, 2022

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on May 9, 2022 by Michele Dobar, as Foreclosure Officer of Nevada Trust Deed Services.

Signature T. M. Chau
(Notary Public)

