

APN: 008-031-10, 004-141-46, 004-141-68 and
004-141-70

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

2022-162327

\$37.00

Rec:\$37.00

05/19/2022 08:16 AM

WFG NATIONAL TITLE COMPANY OF NEVADA, INC. Pg=2 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

NOTICE OF TRUSTEE'S SALE

FILE NO 22-01-001-FCL

DATED: May 16, 2022

On June 10, 2022 at 11:00 AM, Nevada Trust Deed Services, as duly appointed or substituted Trustee under and pursuant to the Deed of Trust and Assignment of Rents (the "Deed of Trust") dated September 1, 2018 recorded as Instrument No. 2018-155201, and as modified or amended, if applicable, in the Office of the County Recorder of LINCOLN County, Nevada executed by Silver State Agriculture, LLC, a Nevada limited liability company in favor of Jack Leason, Marsha Leason, and Allen Jackson Cameron, as trustees of the Leason Nest Egg Irrevocable Trust 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:

Parcel 1: (APN: 008-031-10)

A parcel of land situated in the Southeast Corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) (Lot 2) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows:

Beginning at a point 26 feet West of the Southeast Corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 5, which point is on the West Boundary Line of the Highway right of way, running thence North 177 feet; Thence West 750 feet; Thence South 177 feet; Thence East 750 feet to the place of beginning.

Parcel 2: (APN: 004-141-46)

That portion of the North Half (N 1/2) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., described as follows:

Parcel One (1) as shown on Parcel Map for Floyd R. Lamb and Eleanor Lamb recorded February 5, 1982, Plat A, Page 189, File No. 74502 in the Office of the County Recorder of Lincoln County, Nevada records.

Parcel 3: (APN: 004-141-68)

That portion of the North Half (N 1/2) Section 5, Township 7 South, Range 61 East, Mount Diablo Meridian, in the town of Alamo, Lincoln County, Nevada, described as follows:

Parcel 3A1 of the Subsequent Parcel Map for Marsha Leason recorded July 7, 2009 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, Page 482 as File No. 133950, Lincoln County, Nevada records.

Parcel 4: (APN: 004-141-70)

That portion of the North Half (N 1/2) Section 5, Township 7 South, Range 61 East, Mount Diablo Meridian, in the town of Alamo, Lincoln County, Nevada, described as follows:

Parcel 4 of the Parcel Map for Floyd R. Lamb and Eleanor Lamb recorded February 5, 1982 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 189 as File No. 74502, Lincoln County, Nevada records.

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: Vacant land, APN: 008-031-10, 004-141-46, 004-141-68 and 004-141-70

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: \$237,248.86 together with interest, fees, premiums and charges thereon, as provided in said Secured Promissory Note and Loan Modification Agreement 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 20, 2022, May 27, 2022, June 3, 2022

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on May 16, 2022 by Michele Dobar, as Foreclosure Officer of Nevada Trust Deed Services.

Signature _____

T. M. Chau
(Notary Public)

