

LINCOLN COUNTY, NV

2022-162684

\$37.00

Rec:\$37.00

07/01/2022 10:58 AM

MK CONSULTANTS

Pgs=4 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

Recording Requested by:

21st Mortgage Corporation
620 Market Street
Knoxville, TN 37902

When Recorded Mail to:

Terence N. Cushing, Esq.
Quintairos, Prieto, Wood & Boyer, P.A.
8800 East Raintree Drive, Suite 100
Scottsdale, AZ 85260

APN #: 003-181-07

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED MAY 1, 2017, 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.

Notice is hereby given that Terence N. Cushing, Esq. as trustee (or successor trustee, or substituted trustee), pursuant to the Deed of Trust executed by Phillip Emry Reeves, a single person, Trustor, 21st Mortgage Corporation, Beneficiary, recorded in Lincoln County, Nevada on May 8, 2017, as Document number 0151731, encumbering property located at 170 Spring Heights, Caliente, NV 89008.

Date and Time of Sale:

September 2, 2022, at 11:00 a.m.

Place of Sale:

**At the main entrance to the County Courthouse
181 Main Street, Pioche, NV 89043**

Property will be sold at public auction, to the highest bidder for cash (in the terms which are lawful tender in the United States, payable in full at time of sale), 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 and more fully described in Exhibit "A" attached hereto and made a part hereof.

The street address and other common designation, if any of the real property described above is purported to be:

**170 Spring Heights
Caliente, NV 89008**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The amount of the unpaid principal balance and accrued interest of the obligation secured by the property to be sold and reasonable costs, expenses and advances at the time of the initial publications of the Notice of Sale is \$52,755.35. The opening bid at the time of the sale may be more or less than this amount depending on the total indebtedness owed and/or the fair market of the property.

BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.

In addition to case, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal saving and loan association, saving association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than case is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. The cashier's check shall be made out to QUINTAIROS, PRIETO, WOOD & BOYER, P.A.

Said sale will be made, in an "as is" condition, without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid balance of the Note secured by said Deed of Trust with interest thereon as provided in said notice, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The lender 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 said receipt.

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.

Date: 6/30/2022

Terence N. Cushing, Esq.
QUINTAIROS, PRIETO, WOOD & BOYER, P.A.
8800 East Raintree Drive, Suite 100
Scottsdale, AZ 85260
602/954-5605

By: *Terence Cushing*
Terence N. Cushing, Trustee

STATE OF ARIZONA)
) ss.
County of Maricopa)

On JUNE 30, 2022, before me, the undersigned Notary Public for said State, personally appeared TERENCE N. CUSHING, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,

Signature: *Kathleen Pepin*

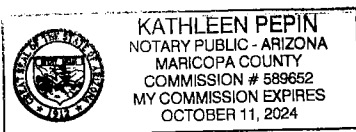


EXHIBIT A

Notice of Sale Addendum

PROP. ADDRESS: 170 Spring Heights
Caliente, NV 89008

COUNTY: Lincoln

LEGAL DESCRIPTION

LOTS TWENTY-FIVE (25), TWENTY-SIX (26) AND TWENTY-SEVEN (27) IN BLOCK NINE (9) IN THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA.

NOW KNOWN AS;

ADJUSTED AREA

PROPERTY TO BE ADDED TO LOT 25, BLOCK 9, CALIENTE, LINCOLN COUNTY, NEVADA.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 25 FROM WHICH THE SOUTHWEST CORNER OF SECTION 8, T. 4 S., R. 67 E., M.D.M.

THENCE N 6°53'27" W 5.24 FEET;

THENCE N 37°34'17" E 7.90 FEET;

THENCE N 58°07'59" E 21.78 FEET;

THENCE S 3°57'15" W 19.73 FEET;

THENCE S 6°53'27" E 2.04 FEET;

THENCE S 6°53'27" E 15.43 FEET;

THENCE S 6°53'27" E 9.57 FEET;

THENCE S 83°06'33" W 12.00 FEET;

THENCE N 6°53'27" W 25.00 FEET TO THE POINT OF BEGINNING.

PROPERTY TO BE ADDED TO LOT 26, BLOCK 9, CALIENTE, LINCOLN COUNTY, NEVADA.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 26 FROM WHICH THE SOUTHWEST CORNER OF SECTION 8 T. 4 S., R. 67 E., BEARS S 40°39'59" W 3084.34 FEET;

THENCE N 86°06'33" E 12.00 FEET;

THENCE S 6°53'27" E 25.00 FEET;

THENCE S 86°06'33" W 12.00 FEET;

THENCE N 6°53'27" W 25.00 FEET TO THE POINT OF BEGINNING.

**PROPERTY TO BE ADDED TO LOT 27, BLOCK 9, CALIENTE, LINCOLN COUNTY,
NEVADA.**

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 27 FROM WHICH THE
SOUTHWEST CORNER OF SECTION 8 T. 4 S., R. 67 E., BEARS S 41°00'40" W 3067.53 FEET;
THENCE N 86°06'33" E 12.00 FEET;
THENCE S 6°53'27" E 25.00 FEET;
THENCE S 86°06'33" W 12.00 FEET;
THENCE N 6°53'27" W 25.00 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED JUNE 22, 2018 AS INSTRUMENT NO. 2018-
154820 OF OFFICIAL RECORDS.**