

LINCOLN COUNTY, NV

2023-163661

\$37.00

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WFG NATIONAL TITLE INSURANCE CO

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OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 13-030-32

Prestige Default Services, LLC
1920 Old Tustin Ave.
Santa Ana, California 92705

T.S. No.: 22-5834

Loan No.: *****727

The undersigned hereby affirms that there is no Social Security number contained in this document.

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

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/18/2003. 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.

On **2/17/2023 at 11:00 AM**, **Prestige Default Services, LLC**, as duly appointed Trustee WILL SELL AT PUBLIC AUCTION OF THE HIGHEST BIDDER FOR CASH at the **Main entrance to County Courthouse, 181 Main Street, Pioche, Nevada**, all right, title and interest conveyed to and now held by it under and pursuant to Deed of Trust recorded on **2/26/2003** as Instrument No. **119718** in book **170**, page **479** . of the official records in the Office of the Recorder of **Lincoln County, Nevada**, executed by **DAVID L. BARNES AND WHITNEY A. BARNES, HUSBAND AND WIFE AS JOINT TENANTS**, as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSOR AND ASSIGNS 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

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 4 COMMONLY DESCRIBED AS THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.B.D. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 OF THAT CERTAIN PARCEL MAP RECORDED OCTOBER 2, 1998 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY NEVADA IN BOOK B OF PLATS PAGE 154 AS FILE NO. 111670 LINCOLN COUNTY, NEVADA RECORDS.

A.P.N.: 13-030-32

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: **4872 LONG ACRES LN, CALIENTE NEVADA 89008**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown above. Said sale will be made, but without covenant or warranty expressed or implied, regarding title, possession or encumbrances, to pay the remaining unpaid balance of \$89,724.63, 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 <https://mkconsultantsinc.com/trustees-sales/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: (877) 440-4460

Date: 1-13-23

PRESTIGE DEFAULT SERVICES, LLC
Santa Ana, California 92705
Sale Line: (877) 440-4460

Tina Suihkonen, VP of Compliance & Operations

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss
County of Orange }

On _____ before me, _____ Notary Public, personally appeared **Tina Suihkonen** personally known to me (or 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.

Signature _____ (Seal)

See
Attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 1/13/2023 before me, Merna Wessa, Notary Public
(insert name and title of the officer)

personally appeared Tina Suihkonen,
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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

