

APN: 001-057-34

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	2023-166359
\$37.00	
Rec:\$37.00	12/26/2023 07:36 AM
NEVADA TRUST DEED SERVICES	Pgs=2 AE
OFFICIAL RECORD	
AMY ELMER, RECORDER	

NOTICE OF TRUSTEE'S SALE

FILE NO 23-07-017-FCL
DATED: December 14, 2023

On January 12, 2024 at 11:00 AM, Nevada Trust Deed Services, as duly appointed or substituted Trustee under and pursuant to the Deed of Trust (the "Deed of Trust") recorded as Instrument No. 2021-161507, and as modified or amended, if applicable, in the Office of the County Recorder of LINCOLN County, Nevada executed by Ronald Hibble 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:

ALL OF LOTS 9, 10, 11, 12, 13 AND THAT PORTION OF LOTS 14 AND 15, BLOCK 37, AND THAT PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RAGE 67 EAST, TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 9, THENCE THE N 1/4 CORNER OF SAID SECTION 22, BEARS NORTH 14°01'42" WEST, 1844.18 FEET; THENCE SOUTH 39°27'58" WEST 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY OF LACOUR STREET (U.S.HIGHWAY 93); THENCE SOUTH 43°04'46" EAST, ALONG SAID RIGHT OF WAY, 149.00 FEET, TO THE SOUTHWESTERLY CORNER OF THE ADJUSTED AREA; THENCE NORTH 24°45'33" EAST, ALONG THE ADJUSTED BOUNDARY LINE 106.04 FEET; THENCE NORTH 22°38'09" WEST, CONTINUING ALONG THE ADJUSTED BOUNDARY LINE, 136.71 FEET TO THE MOST NORTHERLY CORNER OF THE ADJUSTED AREA; THENCE SOUTH 39°27'58" WEST 47.20 FEET TO THE POINT OF BEGINNING; AS REFERRED TO ON BOUNDARY LINE ADJUSTMENT MAP RECORDER MARCH 13, 1998, IN PLAT BOOK B, PAGE 95 AS FILE 110667.

THE ABOVE DESCRIPTION APPEARED IN DOCUMENT RECORDED APRIL 15, 2004, IN BOOK N/A AS INSTRUMENT NO. 122143


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: 397 Lacour Street, Pioche, NV 89043, APN: 001-057-34

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: \$116,386.88 together with interest, fees, premiums and charges thereon, as provided in said Note for Loans Secured by Real Estate 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, Foreclosure Officer

Published in Lincoln County Record on the following dates:
December 22, 2023, December 29, 2023, January 5, 2024

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on December 14, 2023 by Michele Dobar, as Foreclosure Officer of Nevada Trust Deed Services.

Signature 
(Notary Public)

