



## COUNTY OF LINCOLN

SHAWN FREHNER, TREASURER & EX-OFFICIO TAX RECEIVER  
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### APRIL 11, 2024 TRUSTEE AUCTION INFORMATION

All properties listed on the Trustee Auction list were previously deeded to the Lincoln County Treasurer as trustee for the State and County and will be sold at public auction on **April 11, 2024 at 11:00 am**. The auction will be held in the Lincoln County Commission Chambers, located at 181 Main Street, Pioche, Nevada.

Please Note: Auction is subject to cancellation\*

Only registered bidders with valid Bidder cards will be allowed to bid at the auction. As space is limited, only registered bidders are guaranteed entrance to the auction.

#### **MINIMUM BID**

The minimum bid includes, but is not limited to, taxes, penalties, interest and costs legally chargeable against the property. The amount may also include liens related to delinquent sewer, water, landfill and other like or related charges.

#### **INVESTIGATE BEFORE YOU BID**

Property is sold as is. The burden is on the prospective purchaser, rather than the County, to thoroughly research, before the sale, any matters relevant to his or her decision to purchase a property on this list. The County makes no representation or claims as to fitness for purpose, ingress/egress, conditions, covenants, or restrictions. The County's sole interest is the recovery of amounts owed.

**NOTE: The total amount may not represent all governmental liens.**

#### **ISSUANCE OF DEED**

The Treasurer's Office will issue a Quitclaim Deed to the name indicated on the registration form as "name of ownership to be recorded on deed". The Treasurer's Office will record the deed within 30 days of the Auction date and upon completion of the recording process the original deed will be mailed to the new owner. If you wish to change the ownership name, it will be your responsibility to record a separate document.

## **REGISTRATION**

Registration is on April 10, 2024 from 9:00 am until 4:00 pm and on April 11, 2024 from 8:30 am until 10:00 am at the Treasurer's Office.

There is a **\$300 registration fee per bidder**. The fee must be in the form of **certified funds only** made payable to the Lincoln County Treasurer (cash, cashier's check or money order).

The registration fee will be refunded to unsuccessful bidders at the conclusion of the auction. The registration fee of a successful bidder will be credited against the purchase price. Should a successful bidder default on a purchase, the registration fee will be forfeited and bidder will be banned from future auctions.

If bidding on more than one parcel – all must be paid for and the registration fee will be applied to the last parcel. If all are not paid, the bidder forfeits the registration fee.

\*If auction is cancelled registration fee will be refunded.

## **BIDDER CARDS**

Bidder cards are the responsibility of the bidder. If a bidder card is lost or misplaced, please let Treasurer know immediately.

## **PAYMENT**

Payment in full must be made at the Treasurer's Office by **4:00 pm on the day of the auction**. Payment must be in the form of **certified funds only** made payable to the Lincoln County Treasurer (cash, cashier's check or money order).