

Order No. TSL-36886-F-SL
APN NO. 002-014-10

DOC# 224649

07/29/2013

02:03PM

Official Record

Requested By

TITLE SERVICE AND ESCROW - YERING

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 6

Fee: \$219.00

Recorded By FS

RPTT: \$0.00

Book- 0552 Page- 0121

WHEN RECORDED MAIL TO:
TITLE SERVICE AND ESCROW CO.
215 W BRIDGE STREET STE 1
YERINGTON, NV 89447



0224649

SPACE ABOVE FOR RECORDER'S USE ONLY

NOTICE OF DEFAULT AND ELECTION TO SELL

TO WHOM IT MAY CONCERN:

WHEREAS, ROBERT H. SELLARD, a single man as Trustor did execute a Deed of Trust wherein STEWART TITLE OF NORTHEASTERN NEVADA OF ELKO NEVADA is Trustee for UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE Beneficiary, as security for payment of their Promissory Note made, executed and delivered on November 02, 2000, to said Beneficiary, and which said Deed of Trust was recorded in the Official Records of Eureka County, Nevada, on November 02, 2000, as Document No. 175564 Book 338 Page 502; encumbering property located at 217 Second Street, Crescent Valley, NV 89821;and

WHEREAS, Title Service and Escrow Company, a Nevada corporation is either the present Trustee, or Substituted Trustee;and

WHEREAS, a breach of the obligation for which said Deed of Trust is security has occurred in that default has been made in the payment of the installment of principal and/or interest which became due on August 02, 2012, and in the payment of such subsequent installments that became due, also in the payment of any Real and/or Personal property Taxes which may be delinquent and the premiums for Policy or Policies of Fire Insurance which may be due or overdue and all costs in connection with this foreclosure, including but not limited to reasonable Attorneys Fees, Trustees Fees, Trustees Sale Guarantee and all expenses of Trustee.

NOTICE IS HEREBY GIVEN that the Beneficiary has elected to consider all unpaid balance of principal and the interest accrued thereon to be due in consequence of said default, all in accordance with the terms of said Promissory Note and Deed of Trust and the Beneficiary has elected to sell or cause to be sold the Real and Personal Property described in said Deed of Trust, to satisfy said obligation.

Beneficiary of record and the current holder of the note secured by the Deed of Trust evidenced by the Documents stated above, has authorized trustee to exercise the power of sale with respect to the property described therein, and trustee has attached **THE NRS 107.080 Compliance Affidavit Version 10/01/11 (issued 9/26/11) as an Exhibit - A-** to this notice, in compliance with AB284.

YOU MAY HAVE the right to cure, mediate, or negotiate the default and reinstate the obligation, secured by the Deed of Trust described herein. To determine your available options you should immediately contact trustee. of your Beneficiary. To get any information on this foreclosure, contact the office of Title Service and Escrow Company, 215 W. Bridge Street, Yerington NV 89447, Trustee telephone no. 775-463-3518, between the hours of 9:00am and 5:00pm, Monday through Friday or your Beneficiary at 1390 S. Curry Street, Carson City NV 89703 , telephone No. 775-887-1222.

DATED July 29, 2013

TITLE SERVICE AND ESCROW COMPANY

by: Staci Lindberg
Staci Lindberg, Foreclosure Ofcr.

STATE OF NEVADA)
) ss.
COUNTY OF LYON)

This instrument was acknowledged before me on July 29, 2013 by Staci Lindberg, Foreclosure Officer for TITLE SERVICE AND ESCROW COMPANY.

C. Sahagun
Notary Public



224649

Book: 552 07/29/2013
Page: 122 2 of 6

**Exhibit -A-
NRS 107.080 Compliance Affidavit
Version 10/24/11**

**AFFIDAVIT OF AUTHORITY TO EXERCISE THE
POWER OF SALE**

Property Owners:
ROBERT H. SELLARD

Trustee Address:
215 W Bridge Street Ste 1.
Yerington, NV 89447

Property Address:
217 Second Street
Crescent Valley, NV 89821

Deed of Trust Document Instrument
Number:
175564
Book 338 Page 502

STATE OF NEVADA)
) ss:
COUNTY OF LYON)

The affiant, Staci Lindberg, Foreclosure officer for Trustee, being first duly sworn upon oath, based on personal knowledge, and under penalty of perjury attests that I am the beneficiary or trustee, or the authorized representative of the beneficiary or trustee, entitled to enforce the obligation or debt secured by the deed of trust described in the notice of default and election to sell to which this affidavit is attached ("Deed of Trust").

I further attest, based on personal knowledge, Review of Business Records or a Search of Public Record and under penalty of perjury, to the following information, as required by NRS 107.080(2) (c):

I further attest the Beneficiary or its successor in interest or the servicer of the obligation or debt secured by the Deed of Trust has instructed the Trustee to exercise the power of Sale with respect to the property.

1. The full name and business address of the trustee or the trustee's representative or assignee is:

TITLE SERVICE AND ESCROW COMPANY, A NEVADA CORPORATION
STACI LINDBERG, FORECLOSURE OFFICER FOR TRUSTEE
215 W. BRIDGE STREET STE 1
YERINGTON, NV 89447
EMAIL: SLINDBERG@TITLESERVICEANDESCROW.COM



PHONE: 775-463-3518 FAX: 775-463-5144

The full name and business address of the current holder of the note secured by the Deed of Trust is:

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE
1390 S. Curry Street, Carson City NV 89703

The full name and business address of the current beneficiary of record of the Deed of Trust is:

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE
1390 S. Curry Street, Carson City NV 89703

The full name and business address of the servicers of the obligation or debt secured by the Deed of Trust is:

Centralized Servicing Center
4300 Goodfellow Blvd.
St. Louis, MO 63120

2. The full name and last known business address of the current and every prior known beneficiary of the Deed of Trust, is:

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE
1390 S. Curry Street, Carson City NV 89703

(List additional known beneficiaries in the same format)

3. The beneficiary, successor in interest of the beneficiary, or trustee of the Deed of Trust, has actual or constructive possession of the note secured by the Deed of Trust.
4. The trustee has the authority to exercise the power of sale under Chapter 107 of NRS with respect to the property encumbered by the Deed of Trust, pursuant to the instruction of the beneficiary of record and the current holder of the note secured by the Deed of Trust.



5. The following is information regarding the amount in default, the principal amount secured by the Deed of Trust, a good faith estimate of fees imposed and to be imposed because of the default and the costs and fees charged to the debtor in connection with the exercise of the power of sale:

- a. The amount of missed payments and interest in default is \$6,785.65
- b. The amount of fees charged to the debtor in connection with the exercise of power of sale is \$1,425.00
- c. The principal amount secured by the Deed of Trust is \$56,332.45
- d. A good faith estimate of all fees imposed and to be imposed because of the default is \$3,531.80
- e. A good faith estimate of the total costs and fees to be charged to the debtor in connection with the exercise of the power of sale is \$ ZERO

6. The following is information regarding the instrument(s) that conveyed the interest of each beneficiary:

November 02, 2000	175564 Book 338 Page 502	Deed of Trust for Nevada with Assignment of Rents
<u> </u>	<u> </u>	<u> </u>
Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary

(List information regarding prior instruments in the same format)

7. Following is the true and correct signature of the affiant:

Dated this 29 day of July, 2013.

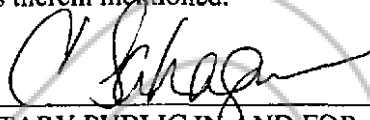
Affiant Name: STACI LINDBERG

Signed By: Staci Lindberg

Print Name: STACI LINDBERG

STATE OF NEVADA)
) ss:
COUNTY OF LYON)

On this 29th day of July, 2013, personally appeared before me, a Notary Public, in and for said County and State, Staci Lindberg, known to me to be the person described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that he/she executed the same freely and voluntarily and for the uses and purposes therein mentioned.



NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

