

DOC# 230036  
10/27/2015 08:06AM

**Official Record**

Requested By  
STEWART TITLE ELKO

**Eureka County - NV**

**Sara Simmons - Recorder**

Page: 1 of 4 Fee: \$217.00

Recorded By LH RPTT: \$0.00

Book- 0585 Page- 0263



0230036

A.P.N. No.:	001-112-02
Escrow No.:	6445-1811
Recording Requested By:	
Stewart Title	
When Recorded Mail To:	
Stewart Title Company	
810 Idaho Street	
Elko, NV 89801	

## NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN: THAT Stewart Title Company, was the duly appointed Trustee under a Deed of Trust dated February 27, 2013, executed by **Adeline M. Callaghan, a single woman and Dan W. Callaghan, an unmarried man** as Trustors to Stewart Title Company, as Trustee and recorded as Instrument No. 223848 on February 27, 2013 in Book 547, of Official Records in the office of the County Recorder of Eureka, County, State of Nevada, securing, among other obligations, one note(s) for the principal sum of \$45,000.00. That the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

Non-payment of the installment of principal and interest due and payable on ~~April 27, 2015~~ and all subsequent payments. *see September*

that by reason thereof, the undersigned, present Beneficiary under such Deed of Trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing obligations secured thereby and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

### NOTICE

YOU MAY HAVE THE RIGHT TO CURE THE DEFAULT HEREIN AND REINSTATE THE OBLIGATION SECURED BY SUCH DEED OF TRUST ABOVE DESCRIBED. SECTION 107.080 OF NRS PERMITS CERTAIN DEFAULTS TO BE CURED UPON THE PAYMENT OF THE AMOUNTS REQUIRED BY THAT SECTION WITHOUT REQUIRING PAYMENT OF THAT PORTION OF PRINCIPAL AND INTEREST WHICH WOULD NOT BE DUE HAD NO DEFAULT OCCURRED. WHERE REINSTATEMENT IS POSSIBLE, IF THE DEFAULT IS NOT CURED WITHIN 35 DAYS FOLLOWING THE RECORDING AND MAILING TO TRUSTOR OR TRUSTOR'S SUCCESSOR IN INTEREST OF THIS NOTICE, THE RIGHT OF REINSTATEMENT WILL TERMINATE AND THE PROPERTY MAY THEREAFTER BE SOLD.

To determine if reinstatement is possible and the amount, if any, necessary to cure the default, contact the Beneficiary or their successors in interest, whose name and address as of the date of this notice is:

David Starble and Kim L. Starble c/o Coleen O'Brien, Stewart Title Company

Dated 8-25-2015

[Signature]  
David A. Starble

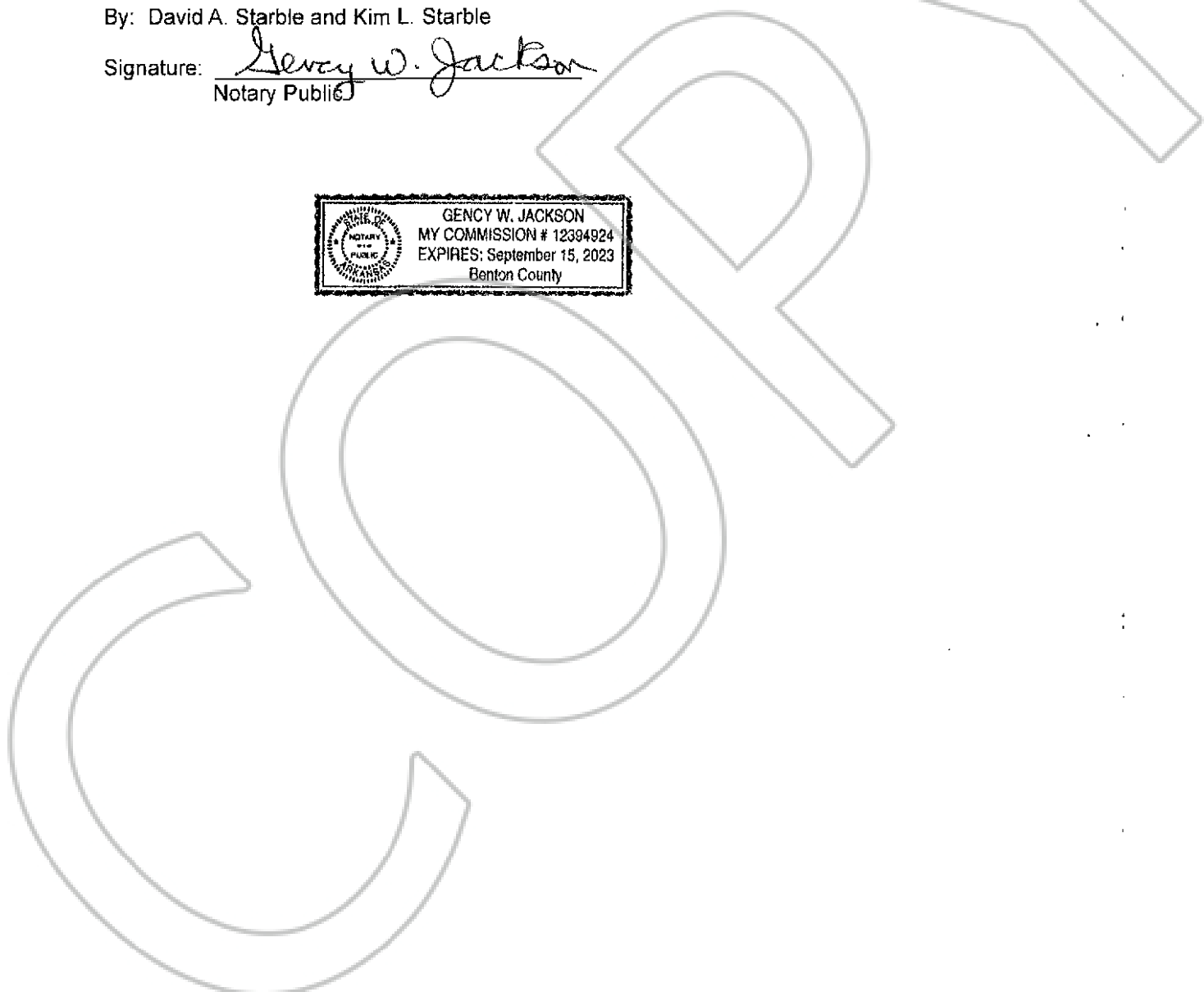
[Signature]  
Kim L. Starble

State of ~~Nevada~~ <sup>Arkansas</sup> )  
                  ~~Benton~~ <sup>Benton</sup> ) ss.  
County of ~~Elko~~ <sup>Elko</sup> )

This instrument was acknowledged before me on 25 day of Aug, 2015.

By: David A. Starble and Kim L. Starble

Signature: [Signature]  
Notary Public



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- a. The amount of payment required to make good the deficiency in performance or payment, avoid the exercise of the power of sale and reinstate the terms and conditions of the underlying obligation or debt existing before the deficiency in performance of payment, as of the date of the statement;
  - b. The amount in default;
  - c. The principal amount of the obligation or debt secured by the Deed of Trust;
  - d. The amount of accrued interest and late charges;
  - e. A good faith estimate of all fees imposed in connection with the exercise of the power of sale; and
  - f. Contact information for obtaining the most current amounts due and the local or toll-free telephone number as required by NRS § 107.080(2)(c)(4).
4. A local or toll-free telephone number that the obligor or borrower of the obligation or debt may call to receive the most current amount due and a recitation of the information contained in the affidavit is c/o (775) 738-5181.
5. The following is information regarding the instrument(s) that conveyed the interest of each beneficiary:

Title of Assignment Document:  
 Date:  
 Recording Information:  
 Name of Assignee:

[Repeat if Additional Assignments.]

Dated this 25 day of Aug, 2015.

Affiant:

[Signature]  
 David A. Starble  
[Signature]  
 Kim L. Starble

AR  
 State of Nevada  
 County of Elko  
 Benton

SWORN TO AND SUBSCRIBED before me, the undersigned authority, by , on this the 25 day of Aug, 2015, a Notary Public in and for said State.

Notary Public  
Garcy W. Jackson

Place Notary stamp above line

