A.P.N. No.: | 001-112-02 |
Escrow No.: | CIUIS - | CIUI |
Recording Requested By:

Stewart Title

When Recorded Mail To:
Stewart Title Company
810 Idaho Street
Elko, NV 89801

DOC# 230036 10/27/2015 230036

Official Record

Requested By

STÉWART TÍTLE ELKO

Eureka County - NV Sara Simmons - Recorder

Page: 1 of 4 Fee: \$217.00 Recorded By LH RPTT: \$0.00

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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.

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 Mel-J- Him L. Starble Kim L. Starble	
State of Nevada Sit) Benton) ss.	
County of Elka gr	
This instrument was acknowledged before me on $\frac{25}{400}$ day of $\frac{205}{400}$	
By: David A. Starble and Kim L. Starble	1
Signature: Motary Public Jackson Notary Public States	
	- 1



AFFIDAVIT OF AUTHORITY TO EXERCISE THE POWER OF SALE NRS § 107.080(2)(c)

State of Nevada)) ss.	\ \
County of Elko)	\ \
based on their direct, personal know business records of the beneficiary, to or obligation secured by the deed of 51.135, and under penalty of perjury	I Kim L. Starble, husband and wife, being fiveledge, or personal knowledge that we accepted the successor in interest of the beneficiary of trust, which business records meet the star attests that we are the authorized representation of Breach and Election to Sell Under Trust").	quired by a review of the or the servicer of the debt ndards set forth in NRS § intative of the beneficiary,
I further attest, based on personal penalty of perjury, to the following info	knowledge, direct or as acquired through representation, as required by NRS § 107.080(2)	esearch, and under (c):
 The full name and business a or assignee is: 	ddress of the current trustee or the current	trustee's representative
Stewart Title Company 810 Idaho Street Elko, NV 89801		
	ldress of the current holder of the note secu ry of record of the Deed of Trust is:	red by the Deed of
David A. Starble and Kim L. St 10510 Tara Lane Rogers, AZ 72756	arble	
the Deed of Trust is:	Idress of the current servicer of the obligation	on or debt secured by
N/A		
		,

- 2. The beneficiary, successor in interest of the beneficiary, or trustee of the Deed of Trust, is (i) in actual or constructive possession of the note secured by the Deed of Trust, or (ii) is entitled to enforce the obligation or debt secured by the Deed of Trust.
- 3. The beneficiary or its successor in interest, the servicer of the obligation or debt secured by the Deed of Trust, or the trustee, or an attorney representing any of those persons, has sent to the obligor or borrower of the obligation or debt secured by the Deed of Trust a written statement of:

- 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	,
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Affiant:

David A. Starble

Kim L. Starble

State of Nevadar State County of Etko

SWORN TO AND SUBSCRIBED before me, the undersigned authority, by , on this the 25 day of 40, 2015, a Notary Public in and for said State.

Notary Public

Place Notary stamp above line

GENCY W. JACKSON
MY COMMISSION # 12394924
EXPIRES: September 15, 2023
Benton County

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