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DOC # 0778604  
02/15/2011 11:30 AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
E ALAN TIRAS

A.P.N. 1420-05-201-003  
When Recorded Return to:  
✓ E. Alan Tiras, Esq.  
865 Tahoe Boulevard, Suite 201  
Incline Village, NV 89451

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 217.00  
BK-0211 PG- 2830 RPTT: 0.00



### Notice of Default And Election To Sell

WHEREAS, on or about the 25<sup>th</sup> day of September, 2008, ANNE SULLIVAN, a married woman, as her sole and separate property, having an address of P.O. Box 805, Carson City, Nevada 89702, Trustor, executed and delivered a Deed of Trust wherein Marquis Title & Escrow, Inc. (a Nevada corporation) was named as Trustee for FARMERS AND MERCHANTS TRUST COMPANY, as Custodian FBO IRA Account 68-0338 of GREGORY FLANDERS with an address of P.O. Box 8926, Incline Village, Nevada 89452, Beneficiary, which Deed of Trust was recorded on the 30<sup>th</sup> day of September, 2008 in the office of the County Recorder of Douglas County, Nevada, as Document No. 730848; and

WHEREAS, by document dated on or about the 8<sup>th</sup> day of February, 2011, a Substitution of Trustee was recorded in the office of the County Recorder of Douglas County, Nevada naming CCS Management Services, LLC as successor Trustee under such Deed of Trust.

Reference is further made to the Deed of Trust, covering the following described real property:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1, as shown on Parcel Map for LYLA FERN JOHNSON, recorded May 23, 1986, in Book 586, Page 2406, as Document No. 135298, of Official Records, Douglas County, State of Nevada.

APN: 1420-05-201-003.

The undersigned hereby certifies that no assignments of the Deed of Trust by the Trustee or by the Beneficiary and no appointments of a successor-trustee have been made except as hereinabove or otherwise recorded in the records of the county in which the above-described property is situated. The undersigned further certifies that no action has been instituted to

recover the debt, or any part thereof, now remaining secured by the Deed of Trust, or, if such action has been instituted, such action has been dismissed except as permitted by law.

There is a default by the Trustor or other person owing an obligation, the performance of which is secured by the Deed of Trust, or by their successor in interest, with respect to provisions therein which authorizes a sale in the event of default of such provision; the default for which foreclosure is made is Trustor's failure to comply with the following requirements of the Deed of Trust:

Failure to pay as of December 3, 2008, One Hundred Fifty Thousand Dollars (\$150,000.00) plus interest, attorney fees, costs, late charges, missed payments or other charges authorized by the Deed of Trust.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Deed of Trust immediately due and payable, said sums being the principal sum of One Hundred Fifty Thousand Dollars (\$150,000.00) plus interest, costs and attorneys' fees, less any payments received.

Notice is hereby given that the Beneficiary and Trustee, by reason of said default, have elected and do hereby elect to foreclose the Deed of Trust by advertisement and sale pursuant to NRS 107.080, and to cause to be sold at public auction to the highest bidder for cash the interest in the described real property which the Trustor had, or had the power to convey, at the time of the execution by the Trustor of the Deed of Trust, together with any interest the Trustor or Trustor's successors in interest acquired after the execution of the Deed of Trust, to satisfy the obligations secured by the Deed of Trust and the expenses of the sale, including the compensation of the Trustee as provided by law, and reasonable fees charged by Trustee's attorney.


Notice is further given that the Trustor has the right, at any time prior to 35 days following the day on which this Notice is recorded, to cure the deficiency by making payment in full, and by paying and making good any costs, fees and expenses incident to the preparation and recording of this Notice, and thereby prevent the sale of the property.

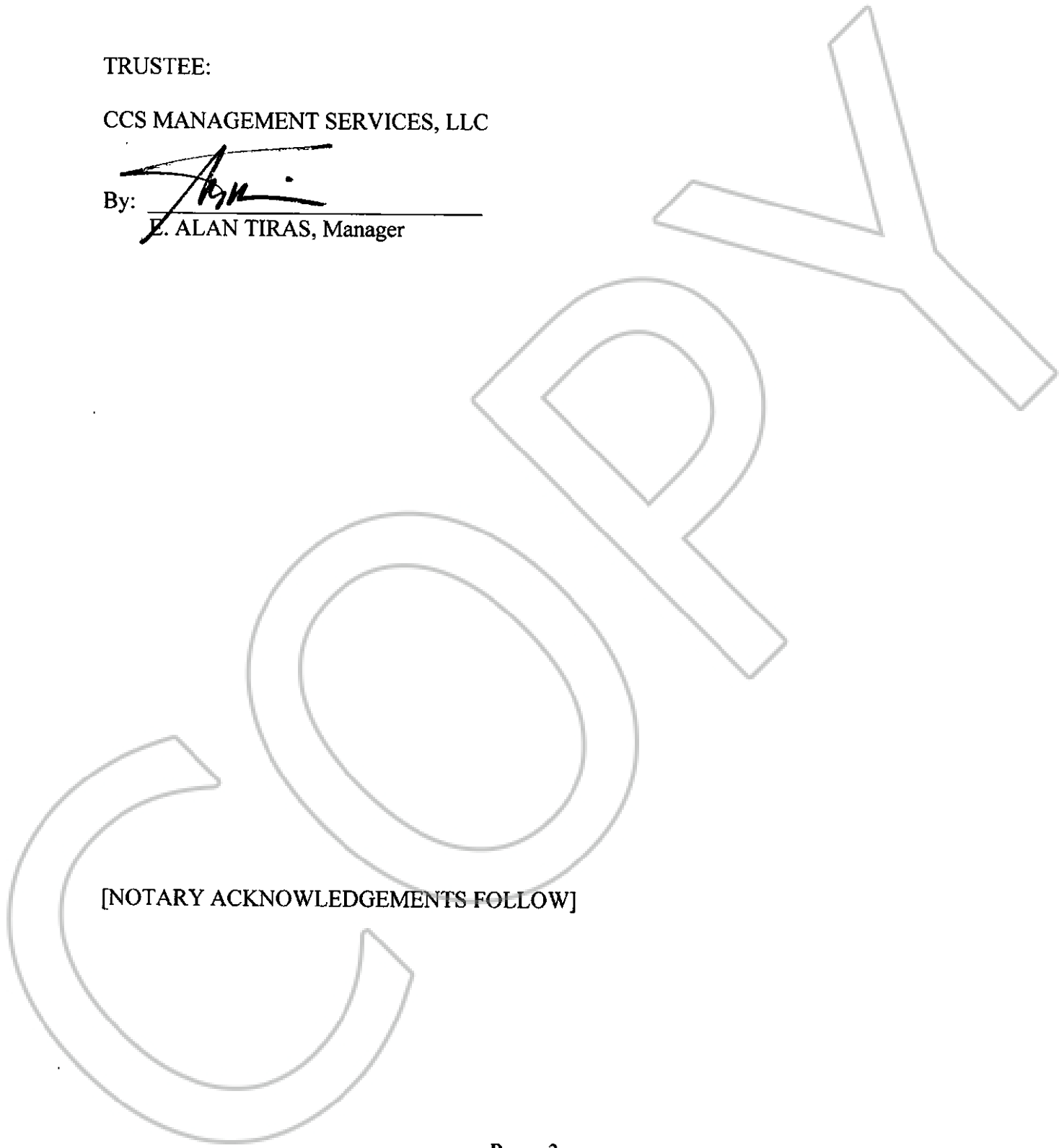
In construing this notice, the singular includes the plural, the word "Trustor" includes any successor in interest to the Trustor as well as any other person owing an obligation, the performance of which is secured by the Deed of Trust, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

Dated: February 14, 2011.

TRUSTEE:

CCS MANAGEMENT SERVICES, LLC

By:   
E. ALAN TIRAS, Manager



[NOTARY ACKNOWLEDGEMENTS FOLLOW]



STATE OF NEVADA     )  
  ) ss.  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on February 14, 2011 by E. Alan Tiras as Manager of CCS Management Services, LLC, Trustee in his authorized capacity therein.

Linda Greiner  
Notary Public



COOPER