

DOC # 781233
04/07/2011 01:49PM Deputy: DW
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 215.00
BK-411 PG-1263 RPTT: 0.00

APN NO. 1022-09-001-070
RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

ASSET FORECLOSURE SERVICES, INC.
5900 Canoga Avenue, Suite 220
Woodland Hills, CA 91367

Trustee's Sale No: NV-FFN-11010622

PROPERTY ADDRESS:
3736 TOPAZ RANCH DR
WELLINGTON, NV 89444

110185705-NV-LMO

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN that ASSET FORECLOSURE SERVICES, IS THE DULY APPOINTED Trustee under a Deed of Trust dated 7/28/2006, executed by KENNETH LEE ARNOLD AND DOROTHY FAYE ARNOLD, TRUSTEES OF THE KENNETH LEE ARNOLD AND DOROTHY FAYE ARNOLD REVOCABLE TRUST DATED SEPTEMBER 5, 2000, as Trustor, to secure obligations in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B., as Beneficiary, recorded 8/2/2006, as Instrument No. 0681137, and of Official Records in the office of the Recorder of DOUGLAS County, NEVADA. There is now owing upon the note secured by said Deed of Trust the sum of \$160,524.33 principal, with interest thereon from 10/2/2010. That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred as follows:

THE PRINCIPAL BALANCE WHICH BECAME DUE 11/2/2010 IN ACCORDANCE WITH THE ACCELERATION TERMS CONTAINED WITHIN THE NOTE AND DEED OF TRUST, TOGETHER WITH FORECLOSURE FEES AND EXPENSES, ANY ADVANCES WHICH MAY HEREAFTER BE MADE; ALL OBLIGATIONS AND INDEBTEDNESSES AS THEY BECOME DUE AND CHARGES PURSUANT TO SAID NOTE AND DEED OF TRUST.

That by reason thereof, FINANCIAL FREEDOM ACQUISITION LLC, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all the 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.

N.R.S. 107.080 permits certain defaults to be cured upon the payment of the amounts required by that statutory section without requiring payment of that portion of the 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 recording and mailing of this Notice to Trustor or Trustor's successor in interest, the right of reinstatement will terminate and the property may thereafter be sold.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure or if your property is in foreclosure for any other reason, contact: ASSET FORECLOSURE SERVICES, whose address is 5900 Canoga Avenue, Suite 220, Woodland Hills, CA 91367, (877)237-7878.



Dated: 4/7/2011

ASSET FORECLOSURE SERVICES, INC., AS AGENT FOR
THE BENEFICIARY BY LSI TITLE COMPANY AS AGENT

BY: LSI TITLE AGENCY, INC, AS AGENT
Adonis Vailu'u / Title Assistant

State of California
County of Orange

On 4/7/2011 before me Enedina O. Sanchez, Notary Public, personally appeared Adonis Vailu'u authorized signor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 
Enedina O. Sanchez

