


DOC # 791529
10/27/2011 08:30AM Deputy: SG
OFFICIAL RECORD
Requested By:
Stewart Title of Nevada Re
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: \$219.00
BK-1011 PG-4726 RPTT: 0.00

A.P.N. #	1319-19-802-001 & 002
Escrow No.	1024443-SH
Recording Requested By:	
	
When Recorded Mail To:	
Stewart Title of Nevada Holdings Inc. 5335 Kietzke Lane, Ste. 110 Reno, NV 89511	



Property Location 201 Tramway and vacant land, Stateline, Nevada
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN: That Stewart Title of Nevada Holdings Inc., a Nevada corporation was the duly appointed Trustee under a Deed of Trust dated December 12, 2007, executed by Nanuk Real Estate Consulting Inc., a Nevada Corporation as Trustor(s) to Jack K. Sievers and Denise Sievers, husband and wife, as Beneficiary and recorded as Instrument No. 0714988, on December 18, 2007 in Book 1207, Page 3820 of Official Records in the office of the County Recorder of Douglas County, State of Nevada, the obligation of the note was assumed by Fred Totah and Lisa Kristin Farmer, husband and wife and Nancy Grace Khoury-Salameh and Roy K. Salameh, Trustees and Nancy Grace Khoury-Salameh Trustee of the Salameh Family Trust dated March 24, 2003 by that certain assumption agreement dated December 14, 2007 and executed December 17, 2007 securing, among other obligations, one note(s) for the original principal sum of \$1,180,000.00. 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:

The unpaid principal balance of \$980,000.00 which became due on January 30, 2009. Accrued interest from March 9, 2009 to October 9, 2011 in the amount of \$421,535.45. The interest rate is 16.65% Together with late charges of 4% of the payment owing for each payment made more than 10 days after the due date. The accrued late penalties are in the amount of \$41,635.90 to October 24, 2011. The per diem is \$447.05

ALSO together with any attorney fees, advances, ensuing charges, interest, monthly installments and late fees that may become due during the term of the default.

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:

Jack K. Sievers and Denise Sievers, c/o Stewart Title of Nevada Holding Inc., 5335 Kietzke Lane, Ste. 110, Reno, NV 89511. Telephone 775-746-1100

Dated: 10-25-11



Jack K. Sievers



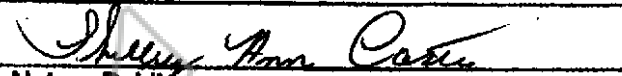
Denise Sievers

State of Nevada }
County of Douglas } ss.

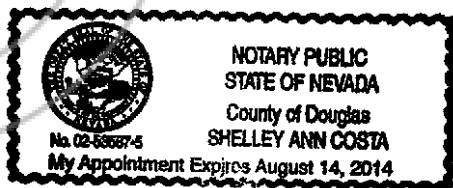
This instrument was acknowledged before me on

October 25, 2011

By: Jack K. Sievers and Denise Sievers

Signature: 

Notary Public





**Exhibit
NRS 107.080 Compliance Affidavit
Version 10/01/11**

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

Property Owners:	Trustee Address:
Fred Totah and Eina Estia Farmer	<u>5335 Kietzka Lane, Ste 110</u>
Nancy Grace Khoury-Salameh, Trustee	<u>Reno, NV 89511</u>
Roy K. Salameh, Trustee	
Property Address:	Deed of Trust Document Instrument
<u>201 Tram Way and</u>	Number <u>0714968</u>
<u>Vacant Land</u>	
<u>Stateline, NV</u>	

STATE OF NEVADA)
) ss:
 COUNTY OF DOUGLAS)

The affiant, JACK K. SIEVERS, 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, of 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, and under penalty of perjury, to the following information, as required by NRS 107.080(2) (c):

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

<u>Stewart Title of Nevada Holdings Inc.</u>	<u>5335 Kietzka Lane #110, Reno, NV</u>
Full Name	Street, City, County, State, Zip
	<u>89511</u>



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

Jack K. Sievers and Denise Sievers 232 Beverly Way, Gardnerville
Full Name Street, City, County, State, Zip Nevada 89460

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

Jack K. Sievers and Denise Sievers 232 Beverly Way Gardnerville,
Full Name Street, City, County, State, Zip Nevada 89460

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

Jack K. Sievers
Denise Sievers 232 Beverly Way, Gardnerville, NV 89460
Full Name Street, City, County, State, Zip

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

Jack K. Sievers
Denise Sievers 232 Beverly Way Gardnerville, NV 89460
Full Name Street, City, County, State, Zip

(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 \$1,401,535.45+ Late Fees \$1635.90
 - b. The amount of fees charged to the debtor in connection with the exercise of power of sale is \$ 7119.00.
 - c. The principle amount secured by the Deed of Trust is \$980,000.00
 - d. A good faith estimate of all fees imposed and to be imposed because of the default is \$ 8,323.84.
 - 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 \$ 8,123.84.

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

Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary
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(List information regarding prior instruments in the same format)



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

Dated this 24th day of October, 2011

Affiant Name: Jack K. Sievers

Signed By: *Jack K. Sievers*

Print Name: JACK K. SIEVERS

STATE OF Nevada)

COUNTY OF Douglas) ss:

25th
On this 24th day of October, 2011, personally appeared before me, a Notary Public, in and for said County and State, Jack K. Sievers, known to me to be the persons 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.

Shelley Ann Costa
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

