

DOC # 808029
08/24/2012 03:32PM 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-812 PG-6345 RPTT: 0.00



A.P.N. #	1318-10-417-036
Escrow No.	1047209-02
Recording Requested By:	
	
When Recorded Mail To:	
Stewart Title of Nevada Holdings Inc. 5335 Kietzke Lane, Ste. 110 Reno, NV 89511	

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN: That Stewart Title Company, a Texas corporation successor in interest to Stewart Title of Nevada Holdings Inc. was the duly appointed Successor Trustee under a Deed of Trust dated September 12, 1986, executed by Lowell Tuttle and Inez Tuttle, husband and wife and James Giddens, an unmarried man as Trustor(s) to Richard A Jordan and Elaine M. Jordan, husband and wife, as beneficiary and recorded as Instrument No. 141082, on September 16, 1986 in Book 986, Page 1892, said beneficial interest was assigned to John Connolly and Rosemarie Connolly, husband and wife as joint tenants by Assignment of Deed of Trust recorded March 16, 1989 in Book 389, Page 2183 as Instrument No., 198302 of Official Records in the office of the County Recorder of Douglas County, State of Nevada securing, among other obligations, one note(s) for the principal sum of \$17,000.00. 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 interest in the amount of \$3,472.00 from April 1, 2012 through April 26, 2012 Together with additional interest from April 26, 2012 until the default has been cured

ALSO together with and advances, attorney fees, ensuing charges, interest, insurance, monthly installments, late charges and taxes 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 REINSTATMENT 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:

John Connolly, C/o Stewart Title of Nevada Holdings Inc., Attn: Suzanne Haskins, 5335 Kietzke Lane, Ste. 110, Reno, NV 89511. Telephone: 775-746-1100

Dated: 4-20-12

John Connolly
John Connolly

State of Nevada }
County of C Carson City } ss.

This instrument was acknowledged before me on 4-20-12

By: John Connolly

Signature: *Dena Reed*
Notary Public

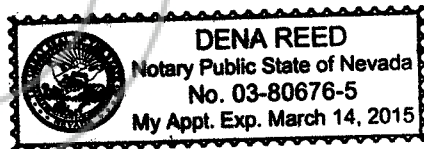




Exhibit
NRS 107.080 Compliance Affidavit
Version 10/01/11 (issued 9/26/11)

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

Property Owners:

Lowell Tuttle
Inez Tuttle
James Gidden

Trustee Address:

5335 Kietzke Lane, Ste. 110
Reno, Nv 89511

Property Address:

628 Don Dr
Zephyr Cove, Nevada

Deed of Trust Document Instrument
Number

141082

STATE OF NV)
COUNTY OF Carson City) ss:

The affiant, John Connolly , 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:

Stewart Title Company .
Full Name

5335 Kietzke Lane, Ste. 110, Reno, NV 89511
Street, City, County, State, Zip



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

John Connolly 320 Marsh Road, Carson City, NV 89701
Full Name Street, City, County, State, Zip

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

John Connolly 320 Marsh Road, Carson City, NV 89701
Full Name Street, City, County, State, Zip

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

John Connolly 320 Marsh Road, Carson City, NV 89701
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:

John Connolly 320 Marsh Road, Carson City, NV 89701
Full Name Street, City, County, State, Zip

(List additional known beneficiaries in the same format)

Richard A. Jordan and Elaine M. Jordan P.O. Box 11778, Zephyr Cove, NV 89448



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 \$3472.08 as of April 26, 2012.
 - b. The amount of fees charged to the debtor in connection with the exercise of power of sale is \$ 1252.50.
 - c. The principal amount secured by the Deed of Trust is \$17,000.00 _____.
 - d. A good faith estimate of all fees imposed and to be imposed because of the default is \$2400.00.
 - 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 \$2200.00.

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

09-16-1986 Date	141082 Document Instrument Number	Deed of Trust with Assignment of Rents Name of Document Conveying Interest of Beneficiary
--------------------	-----------------------------------------	-------------------------------------------------------------------------------------------------

(List information regarding prior instruments in the same format)

03-01-1989	198302	Assignment of Deed of Trust
------------	--------	-----------------------------



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

Dated this 20 day of April, 2012.

Affiant Name:

Signed By: John Connolly

Print Name: John Connolly

STATE OF NV)

COUNTY OF Douglas) ss:

On this 20 day of April, 2012, personally appeared before me, a Notary Public, in and for said County and State, , 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.

Dena Reed

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

