



DOC # 814216
12/10/2012 09:06AM Deputy: AR
OFFICIAL RECORD

Requested By:
Stewart Title of Nevada Re
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: \$219.00
BK-1212 PG-1991 RPTT: 0.00



A.P.N. #	1320-33-401-015; 016; 018; 029; 030; 031 and 032.
Escrow No.	1052214-02
Recording Requested By:	
 	
When Recorded Mail To:	
Stewart Title Company 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 was the duly appointed Substitute Trustee under a Deed of Trust dated April 16, 2004, executed by The Holder Group Sharkey's LLC, a Nevada limited liability company as Trustor(s) to Great Basin Bank of Nevada, as Beneficiary and recorded as Instrument No. 0610948, on April 22, 2004 in Book 0404, Page 10851, and assigned to Nevada State Bank by an Assignment of Deed of Trust recorded March 31, 2011 as Instrument No. 780800, of Official Records in the office of the County Recorder of Douglas County, State of Nevada securing, among other obligations, two note(s) for the original principal sum of \$2,000,000.00 and \$59,790.61 and modified by a Change in Terms dated January 19, 2012. 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 monthly installment of \$15,926.32 which was due on October 19, 2012 and each subsequent month thereafter. And the interest only installment of \$2,200.00 which was due on October 19, 2012 and each subsequent month thereafter. Together with late charges of 5% or \$25.00 whichever is greater for each payment made more than 10 days after the date due.

ALSO together with any advances, attorney fees, ensuing charges, insurance, interest, monthly installments, late penalties 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

(One inch Margin on all sides of Document for Recorder's Use Only

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107.080 OF NRS PREMITS 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:

**Nevada State Bank, Attn: Michael Hanley, 400 Green Valley Parkway, 2nd Floor, Henderson, NV 89074.
Telephone: 702-589-2582.**

Dated: 12/5/12

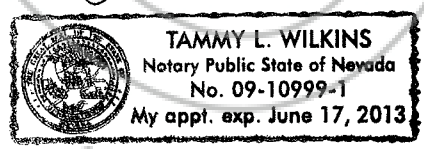
Nevada State Bank

By:
Michael Hanley
Its: Vice President

State of Nevada }
 } ss.
County of Clark }

This instrument was acknowledged before
me on Dec. 5, 2012
By: Michael Hanley, Vice President of Nevada State Bank

Signature:
Notary Public





T.S. No:

APN: 1320-33-401-015, 016, 018, 029, 030, 031 and 032

AFFIDAVIT OF AUTHORITY IN SUPPORT OF NOTICE OF DEFAULT AND
ELECTION TO SELL
[NRS § 107.080]

I, Michael Hanley, am a Vice President of Nevada State Bank, the current beneficiary of the subject Deed of Trust ("Current Beneficiary") or the authorized representative of the Current Beneficiary. The borrower(s) identified in subject Deed of Trust is/are, The Holder Group Sharkey's, LLC, a Nevada limited liability company. The subject Deed of Trust encumbers the real property located at 1440 U.S. Highway 395, Gardnerville, Douglas County, Nevada This Affidavit is provided in support of the attached Notice of Default and Election to Sell.

The following facts are, except where otherwise indicated, true of my own personal knowledge. Where the following facts are not based on my personal knowledge, they are based on: (1) my personal review of documents which are of public record in the State of Nevada; and/or (2) my personal review of business records of NA which have been represented to me to be true by persons employed by the NA who have a business duty to the NA to accurately and completely make, take and maintain those records in the regular and ordinary course of their business duties:

1(a). The full name and business address of the current (substituted) trustee of record for the deed of trust at issue is Stewart Title, 5335 Kietzke Lane, Suite 110, Reno, NV, 89511.

1(b). The full name and business address of the current holder of the Note secured by the Deed of Trust at issue is Nevada State Bank, which is located at P.O. Box 990, Las Vegas, NV 89109.



1(c). The full name and business address of the Current Beneficiary for the obligation or debt secured by the Deed of Trust at issue is Nevada State Bank which is located at P.O. Box 990, Las Vegas, NV 89125.

1(d). The full name and business address of the current servicer for the obligation secured by the Deed of Trust at issue is Nevada State Bank which is located at P.O. Box 990, Las Vegas, NV 89125 (no outside servicer).

2. I further affirm that to the best of my knowledge, and from my review of the documents of public record, the full name and business address of each prior beneficiary of the Deed of Trust of which I am aware at issue is:

Great Basin Bank, Elko Office
487 Railroad Street, P.O. Box 2808
Elko, Nevada 89801

3. The Current Beneficiary, the successor in interest of the beneficiary or the trustee of the Deed of Trust is in either actual or constructive possession of the Note secured by the Deed of Trust.

4. The current substituted trustee under the Deed of Trust has the authority to exercise the power of sale with respect to the subject Deed of Trust pursuant to the instruction of the Current 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:

5(a). The amount in default, as of the date of this Affidavit, is \$35,414.07.



5(b). The amount of fees and costs already charged to debtor because of the default is \$18,067.53.

5(c). The unpaid principal amount of the obligation or debt secured by the Deed of Trust is currently \$1,731,636.71

5(d). As a good faith estimate, the amount of fees and costs to be imposed or charged to the debtor because of the default, excluding the foreclosure fees and costs set forth in Paragraph 5(e), below, will be \$15,000.

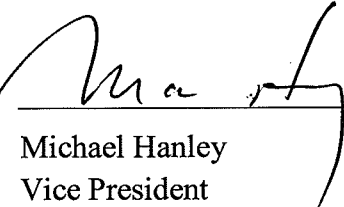
5 (e) As a good faith estimate of the foreclosure fees and costs to be charged to the debtor in connection with the exercise of the power of sale under the Deed of Trust will be \$8,130.

6. Following is the date, recordation number or other unique designation of the instrument that conveyed the interest of each beneficiary and a description of the instrument that conveyed the interest of each beneficiary.

Assignment of Deed of Trust recorded March 31, 2011 as Document No. 780800, Douglas County, Nevada Official Records.

I declare under penalty of perjury of the laws of the State of Nevada that the foregoing is true and correct and that this Affidavit was executed on November 30, 2012.

Nevada State Bank

By: 
Michael Hanley
Vice President



State of: Nevada
County of: Clark

On November 30, 2012 before me,
Ginette Thorne, a Notary Public personally
appeared Michael Stanley

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 the/she executed the
same in their authorized capacity and that by his/her signature on the instrument the
person or the entity upon behalf of the person acted, executed the instrument.

I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct

WITNESS by hand and official seal.

(Notary Seal)

Ginette Thorne
Signature

