

205 -
Tax Parcel No.: 1318-15-822-001
Contract: 571102771
South Shore: 9.30.12

Doc Number: **0814693**

12/17/2012 01:10 PM

OFFICIAL RECORDS

Requested By:

BACK OFFICE LLC

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 2

Fee: \$ 215.00

Bk: 1212 Pg: 4629



Deputy ke

✓ RETURN TO:
Back Office, LLC
Attn: John D. Alford, Manager
Substitute Trustee
700 South 21st Street
Fort Smith, AR 72901
Telephone: (479) 242-8814
Facsimile: (479) 242-2715

TIME SHARE FORECLOSURE
NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE
SALE OF REAL PROPERTY UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN THAT: Back Office, LLC, a Nevada limited liability company acting through its duly appointed Manager, John D. Alford is the duly appointed Substitute Trustee under a Deed of Trust dated 7/29/2011, executed by Maurrita Russell & Mark Russell, as trustor(s) in favor of Lawyers Title of Nevada, Inc., Trustee, recorded in Book/Instrument No. 1011-2739 on 10/17/2011 of Official Records in the office of the County recorder of Douglas County, Nevada securing, among other obligations:

One note(s) for the Original sum of \$43122.05, that the beneficial interest under such Deed of Trust and the obligations secured hereby 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 or that payment has not been made of:

The installment of Principal, Interest, impounds and late fees, which became due 9.30.12 together with all subsequent installments of principal, interest, impounds, late fees and foreclosure fees and expenses. Any advances which may hereafter be made. All obligations and indebtedness as they become due and charges pursuant to said Note and Deed of Trust.

That by reason thereof the present Beneficiary under such Deed of Trust has executed and delivered to said duly appointed Substitute a written Declaration of Default and Demand for Sale and has deposited with said duly appointed Substitute 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 hereon and reinstated the one obligation secured by such Deed of Trust above described. Section NRS 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 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. The Trustor may have the right to bring a court action to assert the nonexistence of a default or any other defense of Trustor to acceleration and Sale.

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To determine if reinstatement is possible and the amount, if any, to cure the default, contact:

Back Office, LLC
Attn: John D. Alford, Manager
700 South 21st Street
Fort Smith, AR 72901
Telephone: (479) 242-8814
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BE ADVISED THAT THE UNDERSIGNED IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION PROVIDED BY YOU WILL BE USED FOR THAT PURPOSE.

Trustee:

Back Office, LLC

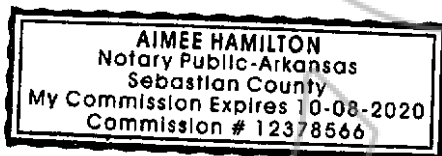
By 
John D. Alford, Manager

Dated: December 12, 2012

State of Arkansas)
)ss.
County of Sebastian)

On December 12, 2012 before me, Aimee Hamilton, Notary Public, personally appeared John D. Alford, Manager for Back Office, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.




Aimee Hamilton

(Seal)