

A. P. No. 1318-24-711-006  
Foreclosure No. 17778

When recorded mail to:  
Allied Foreclosure Services  
1000 Caughlin Crossing, #30  
Reno, NV 89519

DOUGLAS COUNTY, NV

2015-858250

Rec:\$222.00

\$222.00 Pgs=9

03/12/2015 03:47 PM

FIRST CENTENNIAL - RENO

KAREN ELLISON, RECORDER

AFFIRMATION PURSUANT TO  
NRS 111.312(1)(2) AND 239B.030(4)

*Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.*

NOTICE OF DEFAULT  
AND ELECTION TO SELL

TO WHOM IT MAY CONCERN:

WHEREAS, on December 12, 2013, TOP DAWG BASKETBALL ENTERPRISES, LLC, a California limited liability company, executed as Trustor a Deed of Trust wherein NORTHERN NEVADA TITLE COMPANY, a Nevada corporation, is Trustee for SHIELA HINGORANI, as Trustee of the KPE REVOCABLE LIVING TRUST, Beneficiary, as security for the payment of a Promissory Note made, executed and delivered on December 12, 2013, which said Deed of Trust was recorded December 20, 2013, as Document No. 835816, Official Records, Douglas County, Nevada; and

WHEREAS, there have been no endorsements to the Note or Assignments of the beneficial interest of the Deed of Trust; and

WHEREAS, the undersigned is in actual or constructive possession of the original Note secured by the Deed of Trust; and

WHEREAS, ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee under said Deed of Trust, in the place and stead of NORTHERN NEVADA TITLE COMPANY, a Nevada corporation, by document recorded concurrently herewith; and

WHEREAS, ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, has the authority to exercise the power of sale with respect to the property encumbered by the Deed of Trust pursuant to the instruction of the undersigned; and

WHEREAS, a breach of the obligation for which said transfer in trust as security was made has occurred in that default has been made in the failure to pay the balance of principal and interest due on December 20, 2014, and in the failure to perform any other term, covenant or condition contained in the Deed of Trust securing the Promissory Note and to be performed by Trustor, whether such failure to perform occurred prior to or subsequent to the date hereof, together with penalties and advances that have been incurred or made or will be incurred or made during the period of default;

NOTICE IS HEREBY GIVEN that the undersigned has elected to consider all of the unpaid balance of principal and interest to be due in consequence of said default, together with attorney's fees and costs that have been incurred and will hereafter accrue, all in accordance with the terms of said Promissory Note and Deed of Trust, and the undersigned has elected to sell or cause to be sold the real property commonly known as 575 Kingsbury Grade, Stateline NV 89449, Nevada, and described in said Deed of Trust to satisfy said obligation.

To obtain further information with respect to this Notice of Default and Election To Sell, contact the Foreclosure Office of Foreclosure Office of Allied Foreclosure Services, 1000 Caughlin Crossing, #30, Reno, Nevada 89519, Telephone No. (775) 851-0881, between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

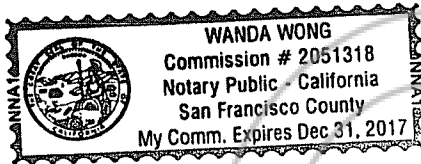
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Francisco )  
On 3-3-2015 before me, Wanda Wong - Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Shiela Hingorani  
Name(s) of Signer(s)

who 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.

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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Affirmation Document Date: 3-3-15  
Number of Pages: 3 Signer(s) Other Than Named Above: ---

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

A. P. No. 1318-24-711-006

Foreclosure No. 17778

**AFFIDAVIT OF AUTHORITY TO EXERCISE THE  
POWER OF SALE  
(NRS 107.080 Compliance Affidavit)**

Property Owners:  
TOP DAWG BASKETBALL  
ENTERPRISES, LLC

Trustee Address:  
Allied Foreclosure Services  
1000 Caughlin Crossing, #30  
Reno, NV 89519

Property Address:

575 Kingsbury Lane  
Stateline NV 89449

Deed of Trust Document  
Instrument Number:  
835816 (Douglas County)

STATE OF California )  
COUNTY OF San Francisco )

ss:

The undersigned affiant, being first duly sworn upon oath, based on direct personal knowledge, or the personal knowledge which the affiant acquired by a review of the business records of the beneficiary, the successor in interest of the beneficiary or the servicer of the obligation or debt secured by the deed of trust, and under penalty of perjury does hereby attest as follows:

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

Allied Foreclosure Services  
1000 Caughlin Crossing, #30  
Reno, NV 89519

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

SHIELA HINGORANI, Trustee of  
The KPE Revocable Living Trust

P.O. Box 11035  
Zephyr Cove, NV 89448

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

SHIELA HINGORANI, Trustee of  
The KPE Revocable Living Trust

P.O. Box 11035  
Zephyr Cove, NV 89448

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

SHIELA HINGORANI, Trustee of  
The KPE Revocable Living Trust

P.O. Box 11035  
Zephyr Cove, NV 89448

2. The beneficiary under the Deed of Trust, the successor in interest of the beneficiary, or the trustee, is in actual or constructive possession of the note secured by the Deed of Trust; or the beneficiary, its successor in interest, or the trustee is entitled to enforce the obligation or debt secured by the Deed of Trust.
3. The Beneficiary, its successor in interest, the servicer of the obligation or debt secured by deed of trust, the trustee, or an attorney representing any of those persons, has sent to the obligor or borrower of the obligation or debt secured by the Deed of Trust a written statement of:

- (I) The amount of payment required to make good the deficiency in performance or payment, avoid the exercise of the power of sale and reinstate the terms and conditions of the underlying obligation or debt existing before the deficiency in performance or payment, as of the date of the statement;
- (II) The amount in default;
- (III) The principal amount of the obligation or debt secured by the deed of trust.
- (IV) The amount of accrued interest and late charges;
- (V) A good faith estimate of all fees imposed in connection with the exercise of the power of sale; and
- (VI) Contact information for obtaining the most current amounts due and the local or toll-free telephone number described in subparagraph (4).

4. The local or toll-free telephone number that may be called by the obligor or borrower of the obligation or debt to received the most current amounts due and a recitation of the information contained in this affidavit is: 1-888-238-1031.

5. The date and the recordation number, and the name of each assignee under, each recorded assignment of the deed of trust which information is based on the knowledge or information as described in NRS 107.080(2)(c)(5)(I-IV), is provided as follows:

There are no assignments of record.

6. The affiant acknowledges that they understand that recording a false affidavit that they know or have reason to know if forged or groundless, contains a material misstatement or false claim or is otherwise invalid constitutes a felony in the State of Nevada, under NRS 205.395:

Dated this 3 day of March, 2015.

Affiant Name: SHIELA HINGORANI, Trustee

Signed By: 

Print Name: SHIELA HINGORANI, Trustee

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2015,  
personally appeared before me, \_\_\_\_\_,  
\_\_\_\_\_, a Notary Public, in and for said  
County and State, SHIELA HINGORANI, as Trustee of the  
KPE REVOCABLE LIVING TRUST known to me to be the  
person described in and who executed the foregoing  
instrument in the capacity set forth therein, who  
acknowledged to me that she executed the same freely  
and voluntarily and for the uses and purposes therein  
mentioned.

*See attached*

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
SAID COUNTY AND STATE



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

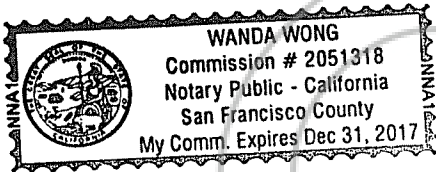
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State of California  
County of San Francisco  
On 3-3-2015 before me, Wanda Wong - Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Shiela Hingorani  
Name(s) of Signer(s)

who 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.

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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

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 Partner —  Limited  General  
 Individual  Attorney in Fact  
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 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

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 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_