

A. P. No. 1319-19-720-008  
Foreclosure No. 17991

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

**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 August 31, 2018, CEANNCADHA L.L.C., a Nevada limited liability company, executed as Trustor a Deed of Trust wherein WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, is Trustee for KEVIN C. MOERDICK and SUE K. MOERDICK, Trustees of the MOERDICK FAMILY TRUST, Beneficiary, as security for the payment of a Promissory Note made, executed and delivered on August 31, 2018, which said Deed of Trust was recorded September 11, 2018, as Document No. 2018-919450, 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, AUTOMATIC FUNDS TRANSFER SERVICES, INC., a Washington corporation, dba ALLIED TRUSTEE SERVICES, was substituted as Trustee under said Deed of Trust, in the place and stead of WESTERN TITLE COMPANY, LLC, by document recorded concurrently herewith; and

WHEREAS, AUTOMATIC FUNDS TRANSFER SERVICES, INC., dba ALLIED TRUSTEE 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

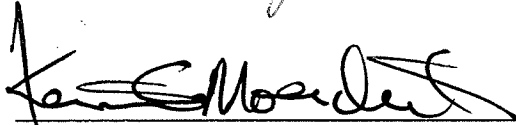
WHEREAS, a breach of the obligation for which said transfer in trust as security was made has occurred in that default has been made in the failure to pay the installment of principal and interest due on May 1, 2019, and in the failure to pay each such monthly installment that thereafter became due, 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;

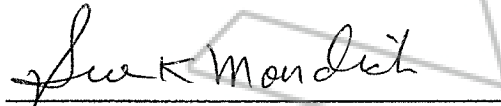
NOTICE IS HEREBY GIVEN that the undersigned has elected to consider all of the unpaid balance of principal and interest to be due in consequence of said default, together with attorney's fees and costs that have been incurred and will hereafter accrue, all in accordance with the terms of said Promissory Note and Deed of Trust, and the undersigned has elected to sell or cause to be sold the real property commonly known as 177 Tramway Drive, Unit A, Stateline, 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.

Attached hereto is the Affidavit of Authority to Exercise the Power of Sale which is hereby incorporated herein by this reference.


DATED: June 21, 2019.

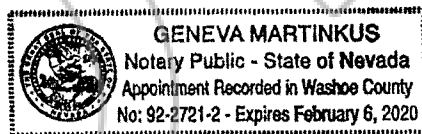
  
Kevin C. Moerdick, Trustee

  
Sue K. Moerdick, Trustee

STATE OF Nevada )  
COUNTY OF Washoe ) SS.

This instrument was acknowledged before me on June 21, 2019, by KEVIN C. MOERDICK and SUE K. MOERDICK, Trustees of the MOERDICK FAMILY TRUST.

  
Notary Public



A. P. No. 1319-19-720-008

Foreclosure No. 17991

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

Property Owners:  
CEANNCADHA L.L.C.

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

Property Address:  
177 Tramway Drive, Unit A  
Stateline, Nevada

Deed of Trust Document  
Instrument Number:  
2018-919450 (Douglas County)

STATE OF Nevada )  
COUNTY OF Washoe )

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:

KEVIN C. MOERDICK, Trustee of e  
THE MOERDICK FAMILY TRUST

2232 Ticino Dr.  
Sparks NV 89434

SUE K. MOERDICK, Trustee of  
THE MOERDICK FAMILY TRUST

2232 Ticino Ct.  
Sparks NV 89434

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

KEVIN C. MOERDICK, Trustee of e  
THE MOERDICK FAMILY TRUST

2232 Ticino Ct.  
Sparks NV 89434

SUE K. MOERDICK, Trustee of  
THE MOERDICK FAMILY TRUST

2232 Ticino Ct.  
Sparks NV 89434

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

Allied Loan Servicing  
1000 Caughlin Crossing, #30  
Reno, NV 89519

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 Allied Loan Servicing, 1000 Caughlin Crossing, #30 89519, (775) 851-0881.
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 is 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 21<sup>st</sup> day of June, 2019.

Affiant Name: KEVIN C. MOERDICK, Trustee

Signed By: Kevin C Moerdick

Print Name: KEVIN C. MOERDICK, Trustee

Affiant Name: SUE K. MOERDICK, Trustee

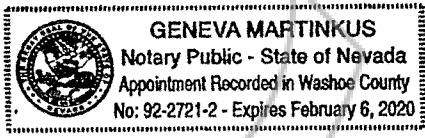
Signed By: Sue K Moerdick

Print Name: SUE K. MOERDICK, Trustee

STATE OF Nevada )

COUNTY OF Washoe ) SS:

On this 21<sup>st</sup> day of June, 2019, personally appeared before me, a Notary Public, in and for said County and State, KEVIN C. MOERDICK and SUE K. MOERDICK, Trustees of the MOERDICK FAMILY 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 they executed the same freely and voluntarily and for the uses and purposes therein mentioned.



Geneva Martinkus  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE