

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANYLincoln County - NV
Leslie Boucher - RecorderFee \$218.00 Page 1 of 5
RPTT Recorded By AE
Book- 274 Page- 0533Order No. TSL-36428-SL
Title No. 2434980
APN NO. 004-141-39

0142084

WHEN RECORDED MAIL TO:
TITLE SERVICE AND ESCROW CO.
215 W BRIDGE STREET STE 1
YERINGTON, NV 89447

SPACE ABOVE FOR RECORDER'S USE ONLY

NOTICE OF DEFAULT AND ELECTION TO SELL

TO WHOM IT MAY CONCERN:

WHEREAS, LYNDA C. YOUNCE, an unmarried woman as Trustor did execute a Deed of Trust wherein FIRST AMERICAN TITLE COMPANY, A NEVADA CORPORATION is Trustee for UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE Beneficiary, as security for payment of their Promissory Note made, executed and delivered on September 05, 2003, to said Beneficiary, and which said Deed of Trust was recorded in the Official Records of Lincoln County, Nevada, on September 08, 2003, as Document No. 120880; encumbering property located at 724 Lincoln Avenue, Alamo NV 89001;and

WHEREAS, Title Service and Escrow Company, a Nevada corporation is either the present Trustee, or Substituted Trustee;and

WHEREAS, a breach of the obligation for which said Deed of Trust is security has occurred in that default has been made in the payment of the installment of principal and/or interest which became due on July 13, 2011, and in the payment of such subsequent installments that became due, also in the payment of any Real and/or Personal property Taxes which may be delinquent and the premiums for Policy or Policies of Fire Insurance which may be due or overdue and all costs in connection with this foreclosure, including but not limited to reasonable Attorneys Fees, Trustees Fees, Trustees Sale Guarantee and all expenses of Trustee.

NOTICE IS HEREBY GIVEN that the Beneficiary has elected to consider all unpaid balance of principal and the interest accrued thereon to be due in consequence of said default, all in accordance with the terms of said Promissory Note and Deed of Trust and the Beneficiary has elected to sell or cause to be sold the Real and Personal Property described in said Deed of Trust, to satisfy said obligation.

**Exhibit –A-
NRS 107.080 Compliance Affidavit
Version 10/01/11 (issued 9/26/11)**

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

Property Owners:
Lynda C. Stead Family Trust, dated
12/30/2010, Lynda C. Stead, Trustee

Trustee Address:
215 W Bridge Street Ste 1,
Yerington, NV 89447

Property Address:
724 Lincoln Avenue
Alamo NV 89001

Deed of Trust Document Instrument
Number: 120880

STATE OF NEVADA)
) ss:
COUNTY OF LYON)

The affiant, Staci Lindberg, Foreclosure officer for Trustee, 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:

TITLE SERVICE AND ESCROW COMPANY, A NEVADA CORPORATION
STACI LINDBERG, FORECLOSURE OFFICER FOR TRUSTEE
215 W. BRIDGE STREET STE 1
YERINGTON, NV 89447
EMAIL: SLINDBERG@TTITLESERVICEANDESCROW.COM
PHONE: 775-463-3518 FAX: 775-463-5144



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

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE
1390 S. Curry Street, Carson City NV 89703

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

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE
1390 S. Curry Street, Carson City NV 89703

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

USDA CENTRALIZED SERVICING CENTER
1390 S. Curry Street, Carson City NV 89703

2. The full name and last known business address of the current and every prior known beneficiary of the Deed of Trust, is:

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE
1390 S. Curry Street, Carson City NV 89703

(List additional known beneficiaries in the same format)

- 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 \$11,358.02



- b. The amount of fees charged to the debtor in connection with the exercise of power of sale is \$1,510.05
 - c. The principal amount secured by the Deed of Trust is \$100,143.40
 - d. A good faith estimate of all fees imposed and to be imposed because of the default is \$3,838.05
 - 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 \$ ZERO
6. The following is information regarding the instrument(s) that conveyed the interest of each beneficiary:

09/08/2003	120880	DEED OF TRUST FOR NEVADA WITH ASSIGNMENT OF RENTS
_____	_____	_____
Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary

(List information regarding prior instruments in the same format)

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

Dated this 2 day of Oct, 2012.

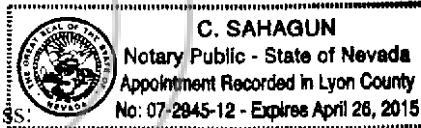
Affiant Name: STACI LINDBERG

Signed By: Staci Lindberg

Print Name: STACI LINDBERG

STATE OF NEVADA)

COUNTY OF LYON)



On this 2nd day of October, 2012, personally appeared before me, a Notary Public, in and for said County and State, Staci Lindberg, 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 he/she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

C Sahagun
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE