

## Official Record

Recording requested By  
COW COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$246.00

Page 1 of 8

RPTT:

Recorded By: AE

Book- 291 Page- 0494

A. P. No. 008-261-05; 008-251-03  
008-251-04; 008-261-09  
Foreclosure No. 47623

When recorded mail to:  
Western Title Company, LLC  
5390 Kietzke Lane, #101  
Reno, NV 89511

42757



**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**  
(Includes Personal Property)

TO WHOM IT MAY CONCERN:

WHEREAS, on August 11, 2006, BLT ACQUISITION GROUP, LLC, a Nevada limited-liability company and BLT LINCOLN COUNTY LAND, LLC, a Nevada limited-liability company, executed as Trustor a Deed of Trust and Security Agreement with Assignment of Rents and Fixture Filing wherein FIRST AMERICAN TITLE INSURANCE COMPANY is Trustee for IRWIN UNION BANK AND TRUST CO., Beneficiary, as security for the payment of a Promissory Note made, executed and delivered on August 11, 2006, which said Deed of Trust was recorded August 17, 2006, in Book 221, Page 4, as Document No. 127097, and re-recorded on January 16, 2007, in Book 228, on Page 58, as Document No. 128211, Official Records, Lincoln County, Nevada; and

WHEREAS, BLT ACQUISITION GROUP, LLC, and IRWIN UNION BANK AND TRUST COMPANY entered into a Modification to Loan Documents Agreement dated August 11, 2008; and

WHEREAS, BLT ACQUISITION GROUP, LLC, and IRWIN UNION BANK AND TRUST COMPANY entered into a Modification and Forebearance Agreement dated May 7, 2009; and



WHEREAS, Trustor and LOUIS CASTLE, JR., entered into that certain Cross Collateralization and Cross Default Agreement dated May 7, 2009, and recorded June 30, 2009, in Book 249, Page 250, as Document No. 133920, and re-recorded on August 3, 2009, in Book 250, on Page 0025, as Document No. 0134064, Official Records, Lincoln County, Nevada;; and

WHEREAS, the beneficial interest of FDIC as RECEIVER FOR IRWIN UNION BANK AND TRUST COMPANY, under said Deed of Trust, and the note secured thereby, was assigned to FIRST SOUTHERN NATIONAL BANK, a national banking association, by document recorded March 25, 2010, in Book 255, Page 270, as Document No. 0135731, Official Records, Lincoln County, Nevada; and

WHEREAS, the beneficial interest of FDIC as RECEIVER FOR IRWIN UNION BANK AND TRUST COMPANY, under said Cross Collateralization and Cross Default Agreement, was assigned to FIRST SOUTHERN NATIONAL BANK, a national banking association, by document recorded March 25, 2010, in Book 255, Page 272, as Document No. 0135732, Official Records, Lincoln County, Nevada; and

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

WHEREAS, WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, was substituted as Trustee under said Deed of Trust, in the place and stead of FIRST AMERICAN TITLE INSURANCE COMPANY by document recorded March 9, 2012, in Book 270, Page 301, as Document No. 0140869, Official Records, Lincoln County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, 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 March 1, 2012, and in the failure to pay each such monthly installment that thereafter became due; and in the failure to pay the balance of



principal and interest that became due on October 1, 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 that certain vacant real property under Assessor Parcel Nos: 008-261-05, 008-251-03, 008-251-04, and 008-261-09, Nevada, and personal property 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 Western Title Company, LLC, 5390 Kietzke Lane, #101, Reno NV 89511, Telephone No. (775) 850-7176, 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: 10/24, 2014.

FIRST SOUTHERN NATIONAL BANK

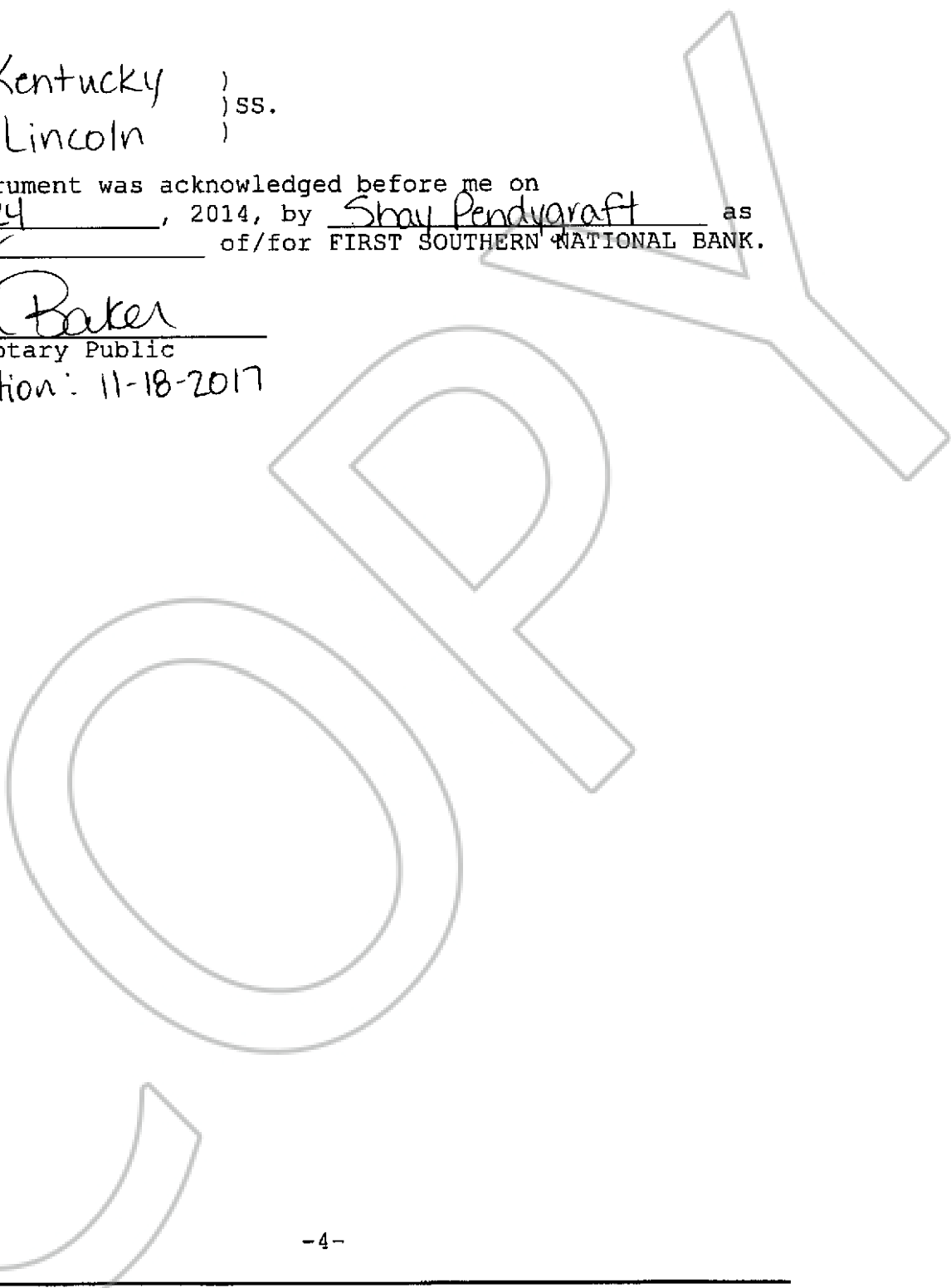
By [Signature]  
Its Commercial Loan Officer



STATE OF Kentucky )  
 ) SS.  
COUNTY OF Lincoln )

This instrument was acknowledged before me on  
October 24, 2014, by Sray Pendygraft as  
Officer of/for FIRST SOUTHERN NATIONAL BANK.

Leah Baker  
Notary Public  
Expiration: 11-18-2017







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

FIRST SOUTHERN NATIONAL BANK  
P.O. Box 328  
Stanford, Kentucky 40484

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

FIRST SOUTHERN NATIONAL BANK  
P.O. Box 328  
Stanford, Kentucky 40484

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

FIRST SOUTHERN NATIONAL BANK  
P.O. Box 328  
Stanford, Kentucky 40484

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 1-866-602-3762.

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:

The beneficial interest of FDIC as RECEIVER FOR IRWIN UNION BANK AND TRUST COMPANY, under said Deed of Trust, and the note secured thereby, was assigned to FIRST SOUTHERN NATIONAL BANK, a national banking association, by document recorded March 25, 2010, as Document No. 0135731, Official Records, Lincoln County, Nevada; and

The beneficial interest of FDIC as RECEIVER FOR IRWIN UNION BANK AND TRUST COMPANY, under said Cross Collateralization and Cross Default Agreement, was assigned to FIRST SOUTHERN NATIONAL BANK, a national banking association, by document recorded March 25, 2010, as Document No. 0135732, Official Records, Lincoln County, Nevada; and

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