

Official RecordRecording requested By
WRIGHT LAW OFFICE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$215.00

Page 1 of 2

RPTT:

Recorded By: LB

Book- 295 Page- 0614

APN: 010-173-06

WHEN RECORDED MAIL TO:

The Wright Law Offices, PC
3608 E. Sunset Rd. #110
Las Vegas, NV 89120



NOTICE OF DEFAULT AND ELECTION TO SELL AFFIDAVIT
PURSUANT TO NRS 107.080

Upon information and belief and a review of the relevant business records from William T. Gaba, whose address is 1450 E. Pebble Rd. #1101, Las Vegas, NV 89123, I, Anthony M. Wright, Esq. state the following upon pain of perjury:

I am the substituted trustee assigned by the beneficiary William T. Gaba on September 23, 2014 as document 0146395 in the Lincoln County Recorder's Office in the matter of the Deed of Trust made by Steven H. Almond and Sandra D. Hockenberry, husband and wife as joint tenants with right of survivorship, Trustor, to First American Title Company of Nevada, Trustee, dated September 27, 2006, recorded October 2, 2006, as Document No. 127512, of Official Records, in the office of the County Recorder of Lincoln County, Nevada, securing among other obligations, a note for \$25,000 in favor of William T. Gaba which remains in his possession.

I am an attorney dually licensed in the State of Nevada and have been hired to perform the duties of a trustee to sell the property secured by the above described Deed of Trust.

My business address is 3608 E. Sunset Rd. Suite 110, Las Vegas, Nevada 89120 and my phone number is 702-809-6904.

That William T. Gaba and agents on his behalf have made numerous attempts to contact Sandra D. Hockenberry, the surviving joint tenant as indicated in her recorded Affidavit Terminating Joint Tenancy recorded November 4, 2010 as Document Number 0136678 in Book 259 on page 0334, to notify her of her breach of the Note secured by the Deed of Trust. Such attempts have been made at the following addresses on record for Sandra Hockenberry: HCCR BOX 44 ALAMO, NV 89001; 6241 Viewpoint Drive Las Vegas, Nevada 89156; and Sandra D. Hockenberry 8387 Canyon Rd Rachel, Nevada 89001.

This Notice of Default and Election to Sell Affidavit shall also be served upon Sandra Hockenberry at the addresses listed in the prior paragraph.



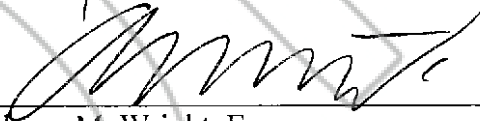
NOTICE IS HEREBY GIVEN that a breach of an obligation for which said Deed of Trust is security has occurred in that there has been a default in the payment of the principal and interest. The principal sum of \$25,000 was due and owing as of November 1, 2011 and a good faith calculation of interest and penalties have also accrued in the amount of \$9,706 and attorney's fees in the amount of \$3,000 for a total of \$37,706.

By reason of said breach and default, it is hereby declared that the entire unpaid amount of said note and all other sums secured by the deed of trust are immediately due and payable, and notice is hereby given of the election of the undersigned to cause Trustee to sell the property described in the Deed of Trust in the manner provide therein.

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.

To determine if reinstatement is possible and the amount, if any, to cure the default, contact Anthony M. Wright, Esq. (702) 809-6904.

DATED: This 28th day of May, 2015



Anthony M. Wright, Esq.
Trustee

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On May 28, 2015, personally appeared before me, a notary public Anthony M. Wright, Esq., personally known to be to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.



Signature

