

00050156A

Trustee Sale No. U09075032N Title Order No. 00370373 Loan No. 6798946 Investor No.187663246

APN: 37-462-02

IMPORTANT NOTICE

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN THAT: **NORTHERN NEVADA TITLE COMPANY** is the duly appointed Trustee under a Deed of Trust dated **04/08/1998**, executed by **SHAWN A. FLAHARTY, A SINGLE PERSON** as Trustor, to secure certain obligations in favor of **NORWEST MORTGAGE, INC.** under a Deed of Trust **Recorded on 04/15/1998, Instrument 0437339, Book 0498, Page 2677** of Official Records in the Office of the Recorder of **DOUGLAS** County, State of Nevada, describing land therein AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST

said obligations including note for the sum of **\$74,100.00** that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned.

That a breach of the obligations for which said Deed of Trust is security has occurred in that payment has not been made of: **THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 05/01/2000 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST DUE UNDER NOTE AND LOAN AGREEMENT, ALONG WITH LATE CHARGES, FORECLOSURE COSTS AND LEGAL FEES.**

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration of Default and Demand for Sale, and has surrendered to said Trustee such Deed of Trust and all documents evidencing obligations secured thereby and has declared and does hereby declare all sums secured thereby immediately due and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Date: 7/31/00
WELLS FARGO HOME MORTGAGE, INC.
F/K/A NORWEST MORTGAGE, INC., As Beneficiary
Trustee Corps, As Agent for Beneficiary
By: Stewart Title of Nevada, Inc., a Nevada Corporation, as Authorized Agent

Coleen Thran

BY: Authorized Signature, *Coleen Thran*



State of Nevada
County of Douglas
On 31/7/00 before me, a notary public, a Notary Public in and for said county, personally appeared Coleen Thran, personally known to me (or 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.

WITNESS my hand and official seal.

M. Omo Hundro
Notary Public in and for said County and State

Recording Requested By:
When Recorded Mail To:
**MALCOLM, CISNEROS & HOUSER
TRUSTEE CORPS
1401 N. BATAVIA ST., SUITE 102
ORANGE, CA 92867
(714) 634-1001**

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 JUL 31 PM 3: 37

LINDA SLATER
RECORDER

\$ 7.00 PAID *PL* DEPUTY

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