

792021TSG

When Recorded Mail to:  
Stewart Title of Northern Nevada  
401 Ryland Street  
Reno, NV 89502

APN 1420-07-616-019

**NOTICE OF DEFAULT AND ELECTION  
TO SELL UNDER DEED OF TRUST**

NOTICE IS HEREBY GIVEN:

THAT Stewart Title of Northern Nevada, a Nevada corporation, is duly appointed Trustee, under a Deed of Trust, Dated January 12, 1996 and Executed by Jerry Crouch and Shari Crouch, husband and wife as Trustor, to secure certain obligations in favor of James DiMartino and Ann DiMartino, husband and wife as joint tenants as Beneficiary, recorded February 8, 1996, in Book 296, at Page 1267, as Document No. 380798 and re-recorded February 26, 1996 in Book 296, At Page 4676, as Document No. 382226, of Official Records of Douglas County, State of Nevada, including one note in the amount of \$85,000.00.

That the beneficial interest under such Deed of Trust and the obligation secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

Non-payment of the entire unpaid principal balance in the amount of \$80,552.75 which became all due and payable on February 8, 2001. Together with interest at the rate of 8% from May 9, 2001 Also accrued late charges in the amount of \$8,055.28. ALSO TOGETHER with any attorney fees, advances and ensuing charges which may become due during the term of this default.

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for Sale, and has deposited with 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 payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

NOTICE

**YOU MAY HAVE THE RIGHT TO CURE THE DEFAULT HEREIN AND REINSTATE THE OBLIGATION SECURED BY SUCH DEED OF TRUST ABOVE DESCRIBED. SECTION 107.080 NEVADA REVISED STATUTES PERMITS CERTAIN DEFAULTS TO BE CURED UPON THE PAYMENT OF THE AMOUNTS REQUIRED BY THAT 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 THE RECORDING AND MAILING TO TRUSTOR OR TRUSTOR'S SUCCESSOR IN INTEREST OF THIS NOTICE, THE RIGHT OF REINSTATEMENT WILL TERMINATE AND THE PROPERTY MAY THEREAFTER BE SOLD.**

To determine if reinstatement is possible, and for the amount necessary to cure the default, contact Phillip E. Frink at (775) 789-4100.

DATED: December <sup>6</sup>/<sub>8</sub>, 2001

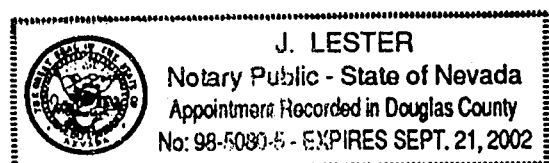
*James DiMartino by Frank DiMartino*  
James DiMartino by Frank DiMartino his  
attorney in fact  
*his attorney-in-fact*

STATE OF NEVADA )  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on December <sup>6</sup>/<sub>8</sub>, 2001  
by Frank DiMartino as attorney in fact for James DiMartino

*Phil Frink*  
\_\_\_\_\_  
NOTARY PUBLIC

Phil Frink                      011513636  
Trustee Sale Officer          Foreclosure No.



0529767

BK 120 | PG 3224

COPY

REQUESTED BY  
**MARQUIS TITLE & ESCROW**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2001 DEC 11 AM 9:50

LINDA SLATER  
RECORDER

\$15<sup>00</sup> PAID K2 DEPUTY

**0529767**  
**BK 1201 PG3225**