

REQUESTED BY  
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2003 SEP 23 PM 12: 25

WERNER CHRISTEN  
RECORDER

\$ 15.00 PAID *Kg* DEPUTY

A.P.N.: 1420-07-617-045  
File No: 121-2101125 (SF)

When Recorded, Mail To:  
First American Title Company of Nevada  
5310 Kietzke Lane, Suite 100  
Reno, NV 89511-2043

**NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE  
SALE OF REAL PROPERTY UNDER DEED OF TRUST**

IN THE MATTER of the Deed of Trust made by

VIRGINIA L. HANSON

To FIRST AMERICAN TITLE COMPANY OF NEVADA, Trustee, dated February 17, 1994, recorded February 28, 1994, as Document No. 331150, in Book 0294, Page 5063 of Official Records in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, a note for \$78,000.00 in favor of JACK L. RUPPERT, an unmarried man, or order.

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 principal and interest installment in the sum of \$627.61 due April 28, 2003 together with all subsequent installments; any and all late charges; advances by beneficiary; taxes and/or assessments due; attorneys fees and foreclosure fees and costs..

FIRST AMERICAN TITLE COMPANY OF NEVADA was substituted as Trustee under the above Deed of Trust by Substitution of Trustee recorded February 7, 2003 as Document No. 0566530 , Douglas County, Nevada.

There is now owing and unpaid upon said note the sum of \$70,853.27 principal and interest thereon from March 28, 2003.

By reason of said breach and default, it is hereby declared that the whole of said unpaid amount of said note, and other sums secured by said Deed of Trust, is immediately due and payable and notice is hereby given of the election of the undersigned to cause the FIRST AMERICAN TITLE COMPANY OF NEVADA, Trustee thereunder, to sell the property described therein in the manner provided in said Deed of Trust, and notice is further hereby given that the undersigned heretofore executed and delivered to said Trustee a written declaration of said breach and default and a written demand for the sale of said property.

Date: 09/22/2003

First American Title Company of Nevada

By: *Sharon L. Ford*

Sharon L. Ford, Vice President

0590957

BK 0903 PG 12570

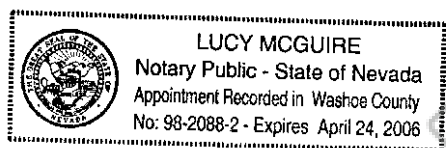
STATE OF **NEVADA** )  
 )  
 ) :SS.  
COUNTY OF **WASHOE** )

This instrument was acknowledged before me on  
September 22, 2003 by

\_\_\_\_ Sharon L. Ford

*Lucy McGuire*  
Notary Public

(My commission expires: April 24, 2006 )



*COOPER*

0590957

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