

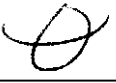
Assessor's Parcel Number: 1220-28-510-04

Recording Requested By:

Name: FIRST AMERICAN TITLE

Address: 1512 Highway 395 North #1

City/State/Zip Gardnerville, NV 89410

R.P.T.T.: 

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 NOV 12 PM 12: 20

WERNER CHRISTEN
RECORDER

s/16 PAID KY DEPUTY

NOTICE OF DEFAULT
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

C:\bc docs\Cover page for recording

0596497

BK1103PG04860

Title Order No. 031101

Trustee Sale No.

Loan No. 1187866

2107630 L.M.

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

NOTICE IS HEREBY GIVEN THAT: ALLIANCE TITLE COMPANY, A CALIFORNIA CORPORATION is the duly appointed Trustee under a Deed of Trust dated JUNE 28, 1994, executed by CHRISTINA L. LEHMAN, AN UNMARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor, to secure certain obligations in favor of UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE under a Deed of Trust recorded JUNE 29, 1994, DOCUMENT NO. 340810, BOOK 0694, PAGE 5399 of Official Records in the Office of the Recorder of DOUGLAS County, State of Nevada describing land therein as:

LOT 171, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS FILE NO. 72456

Said obligations including one note for the principal sum of \$105,000.00. That the beneficial interest under such deed and the obligations secured thereby have been transferred to THE UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, SUCCESSOR IN INTEREST TO FARMERS HOME ADMINISTRATION, ONE OF THE AGENCIES WITHIN THE RURAL DEVELOPMENT MISSION AREA, UNITED STATES DEPARTMENT OF AGRICULTURE.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure for any other reason, contact:

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE
C/O ALLIANCE TITLE COMPANY, DEFAULT SERVICE CENTER
530 ALHAMBRA BLVD.
SACRAMENTO, CA 95816
TELEPHONE NO. (916) 551-1300


That a breach of, and default in, the obligations for which such deed is security has occurred in that payment, and/or performance has not been made of:

- 1) \$3,001.99 ON PAST DUE MONTHLY PRINCIPAL AND INTEREST INSTALLMENTS AS OF OCTOBER 28, 2003; SAID AMOUNT INCLUDES ADVANCES MADE FOR REAL ESTATE TAXES/INSURANCE IN ORDER TO PROTECT THE SECURITY.
- 2) DELINQUENT REAL ESTATE TAXES

That by reason thereof, the undersigned, 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: NOVEMBER 3, 2003

ALLIANCE TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE


DEBBIE LESIEUR, VICE PRESIDENT

0596497

BK1103PG04861

State of CALIFORNIA

County of SACRAMENTO

On November 3, 2003 before me, the undersigned, a Notary Public in and for said county, personally appeared Debbie LeSieur, 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.

Kelli Michael Fletcher
Notary Public in and for said County and State



THIS NOTICE IS PROVIDED TO YOU IN THE EVENT THAT THE FAIR DEBT COLLECTION PRACTICES ACT APPLIES TO THIS COMMUNICATION

THIS COMMUNICATION BY ALLIANCE TITLE COMPANY IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU DISPUTE THE VALIDITY OF THIS DEBT, OR ANY PORTION THEREOF, YOU MUST NOTIFY ALLIANCE TITLE COMPANY OF YOUR DISPUTE WITHIN THIRTY (30) DAYS OF THE RECEIPT OF THIS NOTICE. IF YOU FAIL TO DISPUTE THE VALIDITY OF THE DEBT, OR ANY PORTION THEREOF WITHIN THIRTY (30) DAYS OF THE RECEIPT OF THIS NOTICE, THE DEBT WILL BE ASSUMED TO BE VALID. IF YOU NOTIFY ALLIANCE TITLE COMPANY WITHIN THIRTY (30) DAYS AFTER RECEIPT OF THIS NOTICE THAT THE DEBT OR ANY PORTION THEREOF IS DISPUTED, ALLIANCE TITLE WILL OBTAIN VERIFICATION OF THE DEBTOR OR JUDGMENT AGAINST YOU AND WILL MAIL YOU A COPY OF SUCH VERIFICATION OR JUDGMENT. UPON YOUR WRITTEN REQUEST WITH THE THIRTY (30) DAY PERIOD, ALLIANCE TITLE WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR, IF DIFFERENT FROM THE CURRENT CREDITOR.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

ALLIANCE TITLE COMPANY
DEFAULT SERVICE CENTER
530 ALHAMBRA BLVD.
SACRAMENTO, CA 95816

Recorder's use

0596497

BK1103PG04862