

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

**Trustee Corps**  
2112 Business Center Drive  
2<sup>nd</sup> floor  
Irvine, CA 92612

2003 DEC -5 PM 12: 12

WERNER CHRISTEN  
RECORDER

\$ 15<sup>00</sup> PAID *KJ* DEPUTY

APN # 1420-28-410-013

[SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY]

Trustee Sale No. **NV09125173** Loan No. **9046796/685** Investor No. **355432935** Title Order No. **2059651**

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

NOTICE IS HEREBY GIVEN THAT: **MTC FINANCIAL, INC. dba TRUSTEE CORPS** is the original Trustee, the duly appointed Substituted Trustee or acting as Agent for the Trustee or Beneficiary under a Deed of Trust dated **11/21/2000**, executed by **MONIQUE R. WHEAT, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY** as Trustor, to secure certain obligations in favor of **WESTERN SUNRISE AKA CROSSLAND MORTGAGE CORP.** under a Deed of Trust **Recorded on 11/30/2000 as Instrument No. 0504210, Book No. 1100, and Page No. 6244**, of Official Records in the Office of the Recorder of **Douglas** County, State of Nevada, describing land therein, AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST.

Said obligations including one Note for the sum of **\$40,000.00** 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 09/01/2003 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, 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 **TRUSTEE CORPS**, 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.

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Trustee Sale No. NV09125173 Loan No. 9046796/685 Investor No. 355432935 Title Order No. 2059651

DATED: 12/5/03

WELLS FARGO HOME MORTGAGE, INC., as Beneficiary  
TRUSTEE CORPS, as Agent for Beneficiary

W. D. Bernard

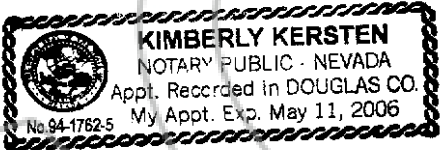
BY: W. D. Bernard, Asst. Secretary of  
FIRST AMERICAN TITLE INSURANCE COMPANY, as Agent

State of Nevada

County of Cassia

On 12-5-03 before me, Kimberly Kersten, a Notary Public in  
and for said county, personally appeared W. D. Bernard 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.  
[Signature]  
Notary Public in and for said County and State



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