

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

2004 JUN 16 PM 3:02

WERNER CHRISTEN
RECORDER

\$15⁰⁰ PAID *KJ* DEPUTY

WHEN RECORDED MAIL TO:

CTC Real Estate Services
5898 CONDOR DRIVE, MP-88
MOORPARK, CA 93021

APN: 1420-08-211-064

Attn: IVETTE PELAYO

TS No. 04-07043

Doc ID #00044918022005N

Title Order No. 4230888

Investor/Insurer No. 434361212346

APN No. 1420-08-211-064

132063-TSR

NEVADA IMPORTANT NOTICE

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN THAT: CTC Real Estate Services, is the duly appointed Trustee under a Deed of Trust dated 01/29/1999, executed by ERIC BRIAN NEVILLE, A SINGLE MAN as Trustor, to secure certain obligations in favor of STERLING CAPITAL MORTGAGE COMPANY, A TEXAS CORPORATION as beneficiary recorded 02/04/1999, as Instrument No. 0460303 (or Book 0299, Page 0872) of Official Records in the Office of the County Recorder of Douglas County, Nevada. Said obligation including ONE NOTE FOR THE ORIGINAL sum of \$155,040.00. 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:

FAILURE TO PAY THE INSTALLMENT OF PRINCIPAL, INTEREST AND IMPOUNDS WHICH BECAME DUE ON 02/01/2004 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST AND IMPOUNDS, TOGETHER WITH ALL LATE CHARGES, PLUS ADVANCES MADE AND COSTS INCURRED BY THE BENEFICIARY, INCLUDING FORECLOSURE FEES AND COSTS AND/OR ATTORNEYS' FEES. IN ADDITION, THE ENTIRE PRINCIPAL AMOUNT WILL BECOME DUE ON 02/01/2029 AS A RESULT OF THE MATURITY OF THE OBLIGATION ON THAT DATE.

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 duly appointed 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 hereon and reinstate the one obligation secured by such Deed Of Trust above described. Section NRS 17.080 permits certain defaults to be cured upon the payment of the amounts required by that statutory 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 recording and mailing of this Notice to Trustor or Trustor's successor in interest, the right of reinstatement will terminate and the property may thereafter be sold. The Trustor may have the right to bring court action to assert the non existence of a default or any other defense of Trustor to acceleration and sale.

To determine if reinstatement is possible and the amount, if any, to cure the default, contact: Countrywide Home Loans, Inc, c/o CTC Real Estate Services, 5898 CONDOR DRIVE, MP-88, MOORPARK, CA 93021, PHONE: (800) 281-8219

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BK0604PG08320

DATED: June 10, 2004

CTC Real Estate Services, Trustee
By: CHICAGO TITLE - NEVADA, as Agent

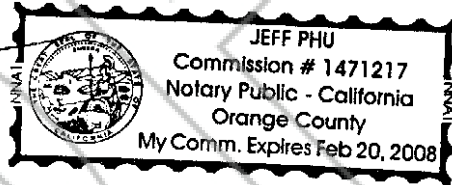
BY: Maria M Gonzalez
Authorized Signature Maria M. Gonzalez

State of: California)
County of: ORANGE)

On 06/10/2004 before me Jeff Phu, notary public, personally appeared Maria M Gonzalez, 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 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]



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