

2004 OCT 14 PM 3:12

WERNER CHRISTEN
RECORDER

\$ 16⁰⁰ PAID KJ DEPUTY

Recording Requested by and when recorded mail
to: NEVADA TRUST DEED SERVICES, INC.
1380 E SAHARA AVE. SUITE B
LAS VEGAS, NV 89104
(702) 733-9900 ♦ (702) 733-6203 Fax

A.P.N. NO. 19-060-66

135734-TSG

T.S. NO. NV 12035

Loan NO. 10090837-1

-Space above designated for the use of the County Recorder-

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN: THAT NEVADA TRUST DEED SERVICES INC., a corporation, is duly appointed Trustee under a Deed of Trust dated October 28, 1994 Executed by MARK C. NEUFFER and SUSAN L. NEUFFER, husband and wife As Trustor, to secure certain obligations in favor of COMSTOCK BANK., now COLONIAL BANK

As beneficiary, recorded November 7, 1994 as instrument no. _____
In book 1194 page 1149 of Official Records in the Office of the Recorder of
Douglas County, Nevada, describing land therein as:

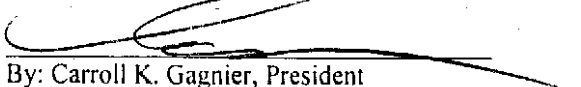
SEE ATTACHED

Said obligations including one note for the 25,000.00 inc. sum of \$~~to~~ 250,000.00
That the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; and 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:
the principal balance in the amount of \$250,000.00 due on the 15th day of September 2004 together with interest from the 14th day of June 2004, late charges, fees and costs as per the terms of the note, deed of trust and modifications thereof, have not been paid.

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 of 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 elect to cause the trust to be sold to satisfy the obligations secured thereby.

Nevada Trust Deed Services, Inc., Trustee

dated October 8, 2004


By: Carroll K. Gagnier, President

This is an attempt to collect a debt. Any information obtained will be used for that purpose.

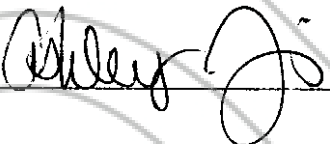
0626723

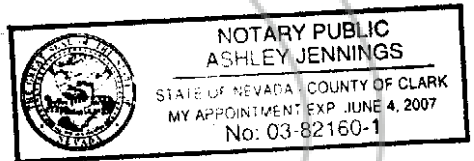
BK1004PG05735

NV 12035

STATE OF NEVADA)
) SS.
COUNTY OF CLARK)

On October 8, 2004, personally appeared
before me, a Notary Public, Carroll K. Gagnier,
personally known (or proved) to me to be the person whose
name is subscribed to the above instrument who acknowledged
that he executed the [above] instrument.

Signature: 



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BK1004PG05736

NV 12035

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada County of Douglas, described as follows:

All that certain, lot, piece, parcel or portion of land situate, lying and being within the Northwest 1/4 of Section 3, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the Northeast corner of that certain 29.91 acre parcel as shown on the Record of Survey of a Lot Line Adjustment for Mike Philips, filed for record in Book 991, at Page 2100 as Document Number 260243, Official Records of Douglas county, Nevada, which point is the TRUE POINT OF BEGINNING; thence along the Easterly line of said parcel South 00°00'05" East a distance of 792.45 feet to a point on the Northerly right-of-way line of Allerman Lane; thence along said line South 70°08'32" West a distance of 525.49 feet thence leaving said line North 00°00'05" West a distance of 970.23 feet; to a point on the Northerly line of the aforesaid 29.91 acre parcel thence along said line North 89°55'00" East a distance of 494.25 feet to the TRUE POINT OF BEGINNING.

Subject to a 10.00 foot wide irrigation ditch and drainage easement over the most southerly 10.00 feet as shown on the Parcel Map for The Estate of Duane Myron Allerman filed for record in Book 1186 at Page 711 as Document Number 144743, Official Records of Douglas County, Nevada.

Said premises more fully shown as Parcel A on that certain Record of Survey recorded June 30, 1993, as Document Number 311260.

A.P.N. 19-060-66

Together with a 50.00 foot wide private road easement shown as Allerman Lane on the parcel Map for The Estate of Duane Myron Allerman filed for record in Book 1186 at Page 711 as Document Number 144743, Official Records of Douglas County, Nevada.

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