

A.P.N. 1220-10-710-007

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

WHEN RECORDED MAIL TO:

The Cooper Christensen Law Firm, LLP
820 South Valley View Blvd.
Las Vegas, Nevada 89107
(702) 435-4300 Telephone
(702) 435-4181 Facsimile

Attn.: Shannon White

First American Title

T.S. No.: 04-09-2153
Loan No.: 1524
Tax Parcel No.: 1220-10-710-007
Title Report No.: 2434614- AJ

2004 OCT 21 PM 1:31

WERNER CHRISTEN
RECORDER

\$1500 PAID *PL* DEPUTY

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

NOTICE IS HEREBY GIVEN THAT: THE COOPER CHRISTENSEN LAW FIRM, LLP is the duly appointed Trustee under a Deed of Trust dated April 5, 2001, executed by Gary LaChasse, as trustor in favor of Leonard Rocca, recorded Instrument No. 0512282, on April 13, 2001, in Book 0401, Page 3469 of Official Records in the office of the County recorder of Douglas County, Nevada securing, among other obligations:

One note(s) for the Original sum of \$58,320.00, that the beneficial interest under such Deed of Trust and the obligations secured hereby are presently held by the undersigned; that a breach of and default in the obligations for which such Deed of Trust is security has occurred or that payment has not been made of:

The Principal sum which became due July 30, 2003 plus interest, impounds and late fees from August 30, 2003 thereon plus foreclosure fees and expenses. Any advances which may hereafter be made. All obligations and indebtedness as they become due and charges pursuant to said Note and Deed of Trust.

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 107.080 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 of Trustors'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 a court action to assert the nonexistence of a default or any other defense of Trustor to acceleration and Sale.

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To determine if reinstatement is possible and the amount, if any, to cure the default, contact:

Leonard Rocca, as Beneficiary
C/O The Cooper Christensen Law Firm, LLP
820 South Valley View Blvd.
Las Vegas, Nevada 89107
(702) 435-4300 Telephone
(702) 435-4181 Facsimile

BE ADVISED THAT THE COOPER CHRISTENSEN LAW FIRM, LLP IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION PROVIDED BY YOU WILL BE USED FOR THAT PURPOSE.

Dated: October 18, 2004

THE COOPER CHRISTENSEN LAW FIRM, LLP

By: 

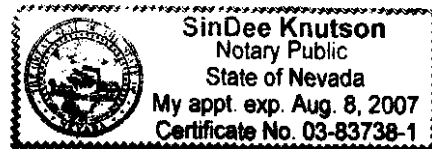
Shannon White
Trustee Sale Officer

State of NEVADA } ss.
County of CLARK }

On October 18, 2004, before me, SinDee Knutson Notary Public, personally appeared Shannon White 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  (Seal)



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LaChasse / 04-09-2153

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