A.P.N. 1318-23-410-039 Order No.: DO-1050035-FC

1050035

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

Northern Nevada Title Company

512 N. Division Street

Carson City, NV 89703

0634889 DOC 01/20/2005 04:36 PM Deputy: BC OFFICIAL RECORD Requested By: NORTHERN NEVADA TITLE

> Douglas County - NV Werner Christen - Recorder

Οf 2 Fee: 1 Page: PG- 7101 RPTT:

15.00 0.00



THIS SPACE FOR RECORDER'S USE ONLY

NOTICE OF BREACH AND ELECTION TO SELL

UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN:

That Northern Nevada Title Company, a Nevada corporation, is Substituted Trustee under a Deed of Trust,

DATED

April 14, 1998

TRUSTOR

John McGlynn, an unmarried man

BENEFICIARY

Michael H. Ricci, an unmarried man May 29, 1998

RECORDED

0598, Official Records

BOOK

PAGE DOCUMENT NO. 5926 440768

That a breach of the obligations for which such Trust Deed is security has occurred in that:

- 1. Failure to pay advances for Owners Association fees.
- 2. Failure to pay advances for Real Estate taxes.
- 3. Failure to pay foreclosure fees which have accrued and continue to accrue.

That by reason thereof, the 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 Trust Deed and all documents evidencing obligations secured thereby and has authorized said Trustee to declare all sums secured thereby immediately due and to elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The Trustor (Borrower) is hereby advised that the date on which the above set forth default can be cured is 35 days from the postmark of mailings, in addition, the failure to cure such default on or before the date specified may result in the acceleration of the sums secured by the Deed of Trust and the sale of the property. The borrower is further advised of the right to reinstate after acceleration and the right to bring court action to assert the nonexistence of the event of default or any other defense of borrower to the acceleration and sale.

Funds necessary to cure the above described default as permitted under NRS Section 107 et. seq., must be presented to Trustee in certified funds, or funds acceptable to said Trustee.

Dated: January 20, 2005

NORTHERN NEVADA TITLE COMPANY, a Nevada corporation

Substituted Trustee

BY:

James P. Kliernan, President

STATE OF NEVADA

) ss.

COUNTY OF CARSON CITY

On January 20, 2005 before me, the undersigned, a Notary Public in and for said County and State, personally appeared James P. Kiernan known to me to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws and Resolution of its Board of Directors.

Notary Public

CONNIE J. ETCHISON

NOTARY PUBLIC - NEVADA

Appt. Recorded in DOUGLAS CO

VA 84 ADDRAS My Appt. Exp. Jan. 23, 2007

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