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02/01/2006 04:36 PM Deputy: KLU

OFFICIAL RECORD

Requested By:  
FIRST CENTENNIAL TITLE CO OF

RECORDING REQUESTED BY  
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY  
9301 Corbin Avenue  
Mail Stop: N 03 03 12  
Northridge, CA 91324

NV  
Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00  
BK-0206 PG- 482 RPTT: 0.00



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APN#: 1319-18-211-002

Title Order No. 6670042 Trustee Sale No. 100868NV Loan No. 8004042639

### IMPORTANT NOTICE

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

NOTICE IS HEREBY GIVEN THAT: CALIFORNIA RECONVEYANCE COMPANY is either the original Trustee, the duly appointed substituted Trustee, or acting as agent for the Trustee or Beneficiary under a Deed of Trust dated 03/27/1996, executed by STEVEN BEATTIE AND MARGUERITE F. BEATTIE, HUSBAND AND WIFE, AS COMMUNITY PROPERTY as Trustor, to secure certain obligations in favor of OAKMONT MORTGAGE COMPANY, INC., A CALIFORNIA CORPORATION under a Deed of Trust Recorded 04/05/1996, Book 0496, Page 0974, Instrument 384902, and as modified by the Modification of Deed of Trust recorded on 04/25/2002, Book 0402, Page 07799, Instrument 0540617 of Official Records in the Office of the Recorder of DOUGLAS County, State of Nevada.

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 11/01/2005 INSTALLMENT OF PRINCIPAL AND INTEREST AND ALL SUBSEQUENT MONTHLY INSTALLMENTS OF PRINCIPAL AND INTEREST; PLUS ANY ADDITIONAL ACCRUED AND UNPAID AMOUNTS INCLUDING, BUT NOT LIMITED TO, LATE CHARGES, ADVANCES, IMPOUNDS, TAXES, HAZARD INSURANCE, ADMINISTRATIVE FEES, INSUFFICIENT AND PARTIAL RETURN CHECK FEES, STATEMENT FEES, AND OBLIGATIONS SECURED BY PRIOR ENCUMBRANCES.

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 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.

To find out the amount you must pay, to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: WASHINGTON MUTUAL BANK, FA, SUCCESSOR IN INTEREST TO WASHINGTON MUTUAL HOME LOANS, INC., SUCCESSOR BY MERGER TO FLEET MORTGAGE CORP. 7800 N. 113TH STREET MILWAUKEE, WI 53224 (800) 892-6902. Trustee Sale No. 100868NV

Date: 01/31/2006

CALIFORNIA RECONVEYANCE COMPANY

Huey-Jen Chiu  
Huey-Jen Chiu, Assistant Vice President

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On 1/31/06 before me, SIERRIE HERRADURA, "Notary Public" personally appeared HUEY-JEN CHIU, 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 Sierrie Herradura (Seal)

