

DOC # 0672642
04/13/2006 12:49 PM Deputy: GB
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE COMPANY

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE CO
WHEN RECORDED MAIL TO:
Premier Trust Deed Services, Inc.
6501 Irvine Center Drive, Mail Stop DA-AM
Irvine, CA 92618

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-0406 PG- 4391 RPTT: 0.00



TS No.: 06-25478-NV

APN: 1420-18-214-017

Loan No.: 0013398151

Order No. 2945680-V0

IMPORTANT NOTICE

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION. You

may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account (normally five business days prior to the date set for the sale of your property). No sale may be set until three months from the date this notice of default is recorded (which date of recordation appears on this notice). This amount is **\$7915.66** as of **04/11/2006**, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

Option One Mortgage Corporation
3 Ada
Irvine, CA 92618
(949) 790-8333 Telephone
(949) 790-8394 Fax

TS No.: 06-25478-NV
Loan No.: 0013398151

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan.

Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN: That Premier Trust Deed Services Inc. is duly appointed Trustee and/or Agent for Beneficiary under a Deed of Trust dated 05/14/2004, executed by JOHN A. WRUBEL AND ROCHELLE E. WRUBEL, HUSBAND AND WIFE AS JOINT TENANTS, as trustor(s), to secure certain obligations in favor of H&R BLOCK MORTGAGE CORPORATION, A MASSACHUSETTS CORPORATION, as beneficiary, and PREMIER TRUST DEED SERVICES, INC. as Trustee, recorded 05/20/2004, as Instrument No. 0613679, in book 0504, at page 09638, of Official Records in the Office of the Recorder of Douglas County, describing land therein as more fully described in said Deed of Trust,

Said obligations including ONE NOTE FOR THE ORIGINAL sum of \$153,000.00.

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:

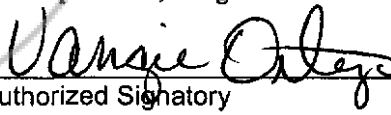
The monthly installment of principal and interest plus impounds which became due on 11/1/2005 and all subsequent installments, together with late charges as set forth in said Note and Deed of Trust, advances, assessments and attorney fees, if any. Nothing in this notice shall be construed as a waiver of any fees owing to the beneficiary under the deed of trust, pursuant to the terms of the loan documents.

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 same, 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.

Dated: April 12, 2006

Premier Trust Deed Services Inc.
By: First American Title Insurance Corporation, a
California Corporation, as agent

By:


Authorized Signatory
Vangie Ortega

THIS OFFICE IS ATTEMPTION TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

AS REQUIRED BY LAW, YOU ARE HEREBY NOTIFIED THAT A NEGATIVE CREDIT REPORT REFLECTING ON YOUR CREDIT RECORD MAY BE SUBMITTED TO A CREDIT REPORT AGENCY IF YOU FAIL TO FULFIL THE TERMS OF YOUR CREDIT OBLIGATIONS.



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Page: 2 Of 3

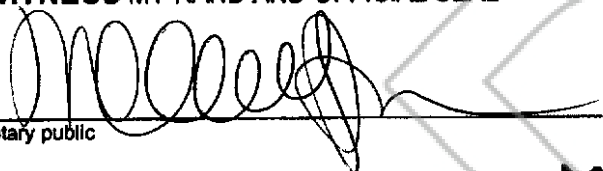
BK- 0406
PG- 4392
04/13/2006

STATE OF: CA
COUNTY OF: Orange

ON 4/12/2006 BEFORE ME, MARISA HERRERA
PERSONALLY APPEARED, Vanaje Ortega

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 ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED, THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL


notary public

