

DOC # 0674390
05/08/2006 01:26 PM Deputy: GB
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE COMPANY

WHEN RECORDED MAIL TO:

Town and Country
505 City Parkway West Suite 200
Orange, CA 92868
PHONE (888)485-9191

APN: 1320-29-213-012
TS No. :T06-21133-NV
Loan No.:0071036065
2967359 DM

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0506 PG- 3317 RPTT: 0.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

NOTICE IS HEREBY GIVEN THAT: TOWN & COUNTRY TITLE SERVICES, INC. is the duly appointed Trustee under a Deed of Trust dated **02-26-2004**, executed by **JERRY D. SULLIVAN AND FRANCES SULLIVAN, HUSBAND AND WIFE**, as trustor in favor of **AMERIQUEST MORTGAGE COMPANY, A CORPORATION**, recorded **03-05-2004**, under instrument no. **0606517**, in book **0304**, page **02918**, of Official Records in the office of the County recorder of **DOUGLAS**, County, Nevada securing, among other obligations.

One Note for the Original sum of **\$244,900.00**, 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:

INSTALLMENT OF PRINCIPAL AND INTEREST PLUS IMPOUNDS AND / OR ADVANCES WHICH BECAME DUE ON 02/01/2006 PLUS LATE CHARGES, AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, BALLOON PAYMENTS, PLUS IMPOUNDS AND/OR ADVANCES AND LATE CHARGES THAT BECOME PAYABLE.

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.

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 or Trustor'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.

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

AMC MORTGAGE SERVICES INC, AS AUTHORIZED AGENT
505 CITY PARKWAY WEST, SUITE 200
ORANGE, CA 92868
(714) 634-2474
REINSTATEMENT LINE 714-634-2474 EXT 34101

Dated: :05-05-2006

Town & Country Title Services, Inc., by FIRST
AMERICAN TITLE as agent

By: *Darien McDonald*
Darien McDonald,

State of CA }ss
County of ORANGE}

On May 05, 2006 before me, Eren De La Torre Notary Public, personally appeared **Darien McDonald** 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 *Eren De La Torre* (Seal)

