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OFFICIAL RECORD

Requested By:

FIRST CENTENNIAL TITLE CO OF

NV

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0606 PG- 1439 RPPT: 0.00



A. P. No. 1022-16-002-008
Escrow No. 152922-LM1

When recorded mail to:
First Centennial Title Co.
1025 Roberta Lane
Sparks, Nv. 89431

NOTICE OF DEFAULT
AND ELECTION TO SELL

TO WHOM IT MAY CONCERN:

WHEREAS, on July 25, 2005, ANDERSON REAL ESTATE CONSULTING, LLC, a Nevada limited liability company, and CINDY ANDERSON, a married woman, executed as Trustor a Deed of Trust wherein FIRST AMERICAN TITLE COMPANY, a Nevada corporation, is Trustee for WILLIAM R. BIRK and KAREN T. BIRK, husband and wife, as community property with right of survivorship, as to an undivided 50% interest, and WAYNE E. BIRK, a single man, and WILLIAM R. BIRK, a married man, as his sole and separate property, as joint tenants, as to an undivided 50% interest, Beneficiary, as security for the payment of a Promissory Note made, executed and delivered on July 25, 2005, which said Deed of Trust was recorded July 28, 2005, as Document No. 0650741, and re-recorded March 23, 2006, as Document No. 0670623, Official Records, Douglas County, Nevada; and

WHEREAS, JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA, was substituted as Trustee under said Deed of Trust, in the place and stead of FIRST AMERICAN TITLE COMPANY, by document recorded concurrently herewith; and

WHEREAS, a breach of the obligation for which said transfer in trust as security was made has occurred in that default has been made in the failure to pay the balance of principal and interest due on December 1, 2005, the maturity date of said note, and in the failure to perform any other term, covenant or condition contained in the Deed of Trust securing the Promissory Note and to be performed by Trustor, whether such failure to perform occurred prior to or subsequent to the date hereof, together with penalties and advances that have been incurred or made or will be incurred or made during the period of default;

NOTICE IS HEREBY GIVEN that the Beneficiaries have elected to consider all of the unpaid balance of principal and interest to be due in consequence of said default, together with attorney's fees and costs that have been incurred and will hereafter accrue, all in accordance with the terms of said Promissory Note and Deed of Trust, have elected to sell or cause to be sold the real property described in said Deed of Trust to satisfy said obligation, and have instructed JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA, as Trustee, to execute this Notice of Default and Election to Sell.

To obtain further information with respect to this Notice of Default and Election To Sell, contact the Foreclosure Office of FIRST CENTENNIAL TITLE COMPANY OF NEVADA, 1025 Roberta Lane, Sparks, NV 89431, Telephone No. (775) 685-2121, between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.

DATED: May 31, 2006.

JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA


By: Stanley S. Silva
Stanley S. Silva

Its: Authorized Signature

STATE OF Nevada)
) ss
COUNTY OF Washoe)

This instrument was acknowledged before me on May 31, 2006, by Stanley S. Silva, as Authorized Signature of JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA.

[Signature]
Notary Public

 DOROTHY J. JOHNSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 01-66333-2 - Expires December 19, 2008

