

OFFICIAL RECORD

Requested By:

FIRST CENTENNIAL TITLE CO OF

NV

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00

BK-1006 PG- 5495 RPT: 0.00



A. P. No. 1318-10-413-003
Escrow No. 15543-LM

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 October 7, 2005, DONALD S. AVERY, a single man, executed as Trustor a Deed of Trust wherein FIRST AMERICAN TITLE COMPANY OF NEVADA is Trustee for EDWARD C. COPPIN, Trustee of the EDWARD C. COPPIN LIVING TRUST, as to an undivided 7.25% interest; WILLIAM DAVID JACKSON, Trustee of the DAVE AND CHARLOTTE 2000 REVOCABLE TRUST, as to an undivided 3.57% interest; NANCY L. KING, Trustee of the KING FAMILY TRUST dated May 16, 2001, as to an undivided 10.75% interest; KEITH P. LAVERTY, as to an undivided 5.35% interest; CECIL M. LOHSE and ELSE P. LOHSE, Trustees of the LOHSE FAMILY 1992 TRUST, as to an undivided 7.25% interest; GRANT O. LOEFFLER and DIANE KAREN LOEFFLER, Trustees of the DIANE KAREN AND GRANT O. LOEFFLER - 1992 REVOCABLE TRUST, as to an undivided 23.00% interest; PAUL I. PALANT, ITF: ALEXANDRA SUZANNE PALANT, as to an undivided 3.60% interest; JOHN A. SCHOPF, JR., as to an undivided 8.0% interest; WENDY AUSLEN SCHOPF, as to an undivided 3.75% interest; JAMES R. SPENELLA and DEBRA SPENELLA, as to an undivided 7.25% interest; CIRO L. TOMA and KIMBERLY TOMA, as to an undivided 3.57% interest; WARP FACTOR ONE PENSION PLAN, as to an undivided 1.55% interest, and Z LOAN & INVESTMENT, LLC, as to an undivided 15.11% interest, Beneficiary, as security for the payment of a Promissory Note made, executed and delivered on October 7, 2005, which said Deed of Trust was recorded October 12, 2005, as Document No. 0657550, Official Records, Douglas County, Nevada; and

WHEREAS, Z LOAN & INVESTMENT, LLC, assigned an undivided 4.61% interest in said Deed of Trust, and the note secured thereby, to BRUCE E. SARKIN, Trustee of the BRUCE E. SARKIN TRUST OF 1997, by document recorded November 3, 2005, as Document No. 0659776, Official Records, Douglas County, Nevada; and

WHEREAS, Z LOAN & INVESTMENT, LLC, assigned an undivided 10.50% interest in said Deed of Trust, and the note secured thereby, to FRANKLIN K. RAHBECK and PATRICIA A. RAHBECK, Trustees of the 2005 RAHBECK FAMILY TRUST, by document recorded November 4, 2005, as Document No. 0659922, Official Records, Douglas County, Nevada; and

WHEREAS, the beneficial interest under said Deed of Trust, and the note secured thereby, was assigned to EDWARD C. COPPIN, Trustee of the EDWARD C. COPPIN LIVING TRUST, as to an undivided 7.25% interest; WILLIAM DAVID JACKSON, Trustee of the DAVE AND CHARLOTTE 2000 REVOCABLE TRUST, as to an undivided 3.57% interest; NANCY L. KING, Trustee of the KING FAMILY TRUST dated May 16, 2001, as to an undivided 10.75% interest; KEITH P. LAVERTY, an unmarried man, as to an undivided 5.35% interest; CECIL M. LOHSE and ELSE P. LOHSE, Trustees of the LOHSE FAMILY 1992 TRUST, as to an undivided 7.25% interest; GRANT O. LOEFFLER and DIANE KAREN LOEFFLER, Trustees of the DIANE KAREN AND GRANT O. LOEFFLER - 1992 REVOCABLE TRUST, as to an undivided 23.00% interest; PAUL I. PALANT, a married man, ITF: ALEXANDRA SUZANNE PALANT, a minor, as to an undivided 3.60% interest; JOHN A. SCHOPF, JR., a married man, as his sole and separate property, as to an undivided 8.0% interest; WENDY AUSLEN SCHOPF, a married woman, as her sole and separate property, as to an undivided 3.75% interest; JAMES R. SPENELLA and DEBRA SPENELLA, husband and wife, as joint tenants, as to an undivided 7.25% interest; CIRO L. TOMA and KIMBERLY TOMA, husband and wife, as joint tenants, as to an undivided 3.57% interest; PHILIP WEIDINGER, Trustee of the WARP FACTOR ONE PENSION PLAN, as to an undivided 1.55% interest, BRUCE E. SARKIN, Trustee of the BRUCE E. SARKIN TRUST OF 1997, as to an undivided 4.61% interest, and FRANKLIN K. RAHBECK and PATRICIA A. RAHBECK, Trustees of the 2005 RAHBECK FAMILY TRUST, as to an undivided 10.50% interest, by document recorded concurrently herewith; 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 OF NEVADA, 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 October 1, 2006, the maturity date of said note, and in the failure to pay each such monthly installment that thereafter became due, and



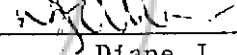
in the failure to perform any other term, covenant or condition contained in the Deed of Trust securing the Promissory Note and to be performed by Trustor, whether such failure to perform occurred prior to or subsequent to the date hereof, together with penalties and advances that have been incurred or made or will be incurred or made during the period of default;

NOTICE IS HEREBY GIVEN that the Beneficiary has 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, has elected to sell or cause to be sold the real property described in said Deed of Trust to satisfy said obligation, and has 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: October 12, _____, 2006.

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

By: 
Diane J. Allen
Its: Authorized Signature

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STATE OF)
) ss
COUNTY OF)

This instrument was acknowledged before me on October 12, 2006, by Diane J. Allen, as Authorized Signature of JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA.

Lucy McGuire
Notary Public

