

DOC # 0692952
01/18/2007 02:44 PM Deputy: CF

OFFICIAL RECORD

Requested By:

FIRST CENTENNIAL TITLE CO OF

NV

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0107 PG- 5131 RPTT: 0.00



I hereby affirm that this document submitted for recording does not contain a social security no.

Sammy Williams

APN # 1420-34-811-031

Escrow # 00158861 --CT

Recording Requested By:
First Centennial Title Company
1450 Ridgeview Dr. #100
Reno, NV 89509

(for Recorders Use only)

NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE SALE OF REAL
PROPERTY UNDER DEED OF TRUST
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

This cover page must be typed or printed.

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation
P.O. Box 22004
525 East Main Street
El Cajon CA 92022-9004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

T.S. No. 1095846-01

Loan No. XXXXXX2208

APN 1420-34-811-031

NOTICE IS HEREBY GIVEN: THAT CAL-WESTERN RECONVEYANCE CORPORATION, A California Corporation, 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 **December 10, 2004**

executed by **LESLIE FRANCIS ELLIOTT, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** as Trustor,

in favor of **AMERICAN HOME MORTGAGE ACCEPTANCE, INC.** as Beneficiary,

recorded **December 17, 2004**, under Instrument No. **0632286** in book **1204** page **08172**, of Official Records in the Office of the County Recorder of **DOUGLAS** County, Nevada describing land therein as:

COMPLETELY DESCRIBED IN SAID DEED OF TRUST

Securing, among other obligations, one note(s) for the original sum of **\$150,000.00** that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the below set out beneficiary; that a breach of, and default in the obligations for which said Deed of Trust is security has occurred in that payment has not been made of

Failure to pay the monthly payment due September 2, 2006 of principal and interest and subsequent installments due thereafter; plus late charges; failure to pay when due liens and charges superior hereto; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

That by reason thereof, the below set out beneficiary under such Deed of Trust, has executed and delivered to the Trustee, a written Declaration of Default and Demand for Sale, and has deposited with 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 payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

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

Loan No: XXXXXX2208
T.S. No: 1095846-01
APN: 1420-34-811-031

NOTICE

You may have the right to cure the default herein and reinstate the obligation secured by such Deed of Trust above described. Section 107.080 NRS permits certain defaults to be cured upon the payment of the amounts required by that 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 the recording and mailing to Trustor or Trustor's successor in interest of this notice, the right of reinstatement will terminate and the property may thereafter be sold.

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

**AMERICAN HOME MORTGAGE SERVICING, INC. FKA AMERICAN HOME
MORTGAGE ACCEPTANCE, INC.**

c/o Cal-Western Reconveyance Corporation
P.O. Box 22004
525 East Main Street
El Cajon CA 92022-9004
(619)590-9200

CAL-WESTERN RECONVEYANCE CORPORATION
by LandAmerica Default as Agent

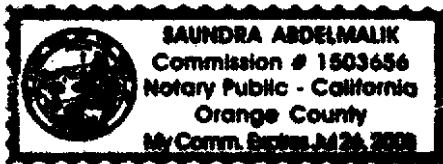
Signature/By James Gonzales
James Gonzales

State of California)
County of Orange)
On 1/17/2007 before me Sandra Abdelmalik a Notary Public in and for said state,
personally appeared James Gonzales
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 Sandra Abdelmalik

Date : January 16, 2007
Ref. ELLIOTT, LESLIE F.
Order No. 30055169



JULY 26, 2008