

APN: 1121-05-510-002

When Recorded Mail to:  
Phil Frink & Associates, Inc.  
401 Ryland Street Ste 202  
Reno, NV 89502

DOC # 719631  
03/17/2008 10:55AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE - DOUGLAS  
Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-308 PG-3382 RPTT: 0.00



100641470

(Space Above For Recorder's Use Only)

### NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN:

THAT Phil Frink & Associates, Inc., a Nevada corporation, is duly appointed Trustee, under a Deed of Trust, Dated April 4, 2005 and Executed by John R. Cody and Virginia Cody as Trustor, to secure certain obligations in favor of Henry J. Ceresa and Beverly A. Ceresa, Trustees of the Ceresa Family Trust dated June 26, 1975 as Beneficiary, recorded April 6, 2005, in Book 0405, at Page 2183, as Document No. 641072, of Official Records of Douglas County, State of Nevada, including one note in the amount of \$60,000.00.

That the beneficial interest under such Deed of Trust and the obligation secured thereby 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 in that payment has not been made of:

Failure to pay the real estate property taxes due the Douglas County Treasurer. On March 11, 2008 the herein mentioned beneficiary paid \$2,976.34 to the Douglas County Treasurer for said delinquent taxes. ALSO TOGETHER with any attorney fees, advances and ensuing charges which may become due during the term of this default.

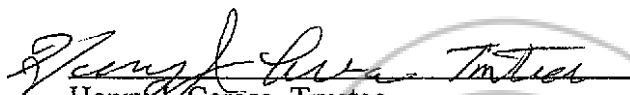
That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for Sale, and has deposited with said Trustee, such Deed of Trust and all documents evidencing obligations secured thereby, 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

**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 NEVADA REVISED STATUTES 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 for the amount necessary to cure the default, contact Phillip E. Frink at (775) 324-2567.

DATED: March 13, 2008

  
Henry J. Ceresa, Trustee

  
Beverly A. Ceresa, Trustee

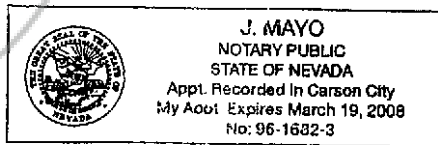
STATE OF NEVADA        )  
                                      ) SS  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on

3/14/08

by Henry J. Ceresa and Beverly A. Ceresa.

  
NOTARY PUBLIC



Phil Frink                    10516  
Trustee Sale Officer        Foreclosure No.



BK-308  
PG-3383