



**RECORDING REQUESTED BY:**  
**WHEN RECORDED MAIL TO:**  
**RECONTRUST COMPANY**  
**2380 Performance Dr, RGV-D7-450**  
**Richardson, TX 75082**  
**Attn: Crystal Taylor**  
**TS No. 08-0105636**  
**Title Order No. 3893395**  
  
**APN No. 132032712035**

**NEVADA IMPORTANT NOTICE**  
**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

NOTICE IS HEREBY GIVEN THAT: RECONTRUST COMPANY, is the duly appointed Trustee under a Deed of Trust dated 10/17/2005, executed by WALTER JEROME KOOZIN A SINGLE MAN. as Trustor, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as beneficiary recorded 10/20/2005, as Instrument No. 0658324 (or Book 1005, Page 9254) of Official Records in the Office of the County Recorder of Douglas County, Nevada. Said obligation including ONE NOTE FOR THE ORIGINAL sum of \$271,800.00. 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 INSTALLMENT OF PRINCIPAL, INTEREST AND IMPOUNDS WHICH BECAME DUE ON 05/01/2008 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST AND IMPOUNDS, TOGETHER WITH ALL LATE CHARGES, PLUS ADVANCES MADE AND COSTS INCURRED BY THE BENEFICIARY.**

That by reason thereof, the present beneficiary under such deed of trust has executed and delivered to RECONTRUST COMPANY a written Declaration of Default and Demand for sale, and has deposited with RECONTRUST COMPANY 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 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 there after be sold. The Trustor may have the right to bring court action to assert the non existence 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:  
Countrywide Home Loans, Inc, c/o RECONTRUST COMPANY, 2380 Performance Dr,  
RGV-D7-450, Richardson, TX 75082, PHONE: (800) 281-8219

DATED: October 16, 2008

RECONTRUST COMPANY, as agent for the  
Beneficiary

By: FIRST AMERICAN TITLE, as Agent

BY: *Karen Merkel*  
KAREN MERKEL

State of: California

County of: Contra Costa

On 10/16/2008 before me LINDA S. DERONCOURT, notary public, personally  
appeared KAREN MERKEL, 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 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.

*Linda S. Derroncourt*



Form nvnodfax (03/01)



BK-1008  
PG-2552