

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

DOC # 732874  
11/12/2008 09:32AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE - DOUGLAS  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-1108 PG-1981 RPTT: 0.00



APN: 1220-08-812-072

1013208

(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 December 12, 2006 and Executed by Tabby Pickering as Trustor, to secure certain obligations in favor of Coker-Ewing-Nev, LLC, a Nevada Limited Liability Company as Beneficiary, recorded January 18, 2007, in Book 0107, at Page 4854, as Document No. 0692921, of Official Records of Douglas County, State of Nevada, including one note in the amount of \$127,425.00.

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:

Non-payment of the August 18, 2008 installment in the amount of \$637.13. Late charges in the amount of \$31.86 owing for each installment more than 10 days late from August 18, 2008. ALSO TOGETHER with any attorney fees, advances and ensuing charges and subsequent installments and late 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: October 30, 2008

Coker-Ewing-Nev, LLC

By: Ewing Development, Inc., a California Corporation, Manager

  
BY: Harry W. Ewing, President

STATE OF CALIFORNIA    )  
  ) SS  
COUNTY OF \_\_\_\_\_)

See attached acknowledgment  
NOTARY PUBLIC

Phil Frink                    10839  
Trustee Sale Officer       Foreclosure No.

## ACKNOWLEDGMENT

State of California  
County of Placer )

On November 5, 2008 before me, Sharon L. Rainwater  
(insert name and title of the officer)

personally appeared Harry W. Ewing  
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



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BK-1108  
PG-1983