

OFFICIAL RECORD

Requested By:  
SCARPELLO & HUSS

APN: 1220-09-710-019

RECORDING REQUESTED BY AND AFTER  
RECORDATION RETURN BY MAIL TO:

Fred Scarpello  
SCARPELLO & HUSS, LTD.  
600 E. William Street, Suite 300  
Carson City, NV 89701

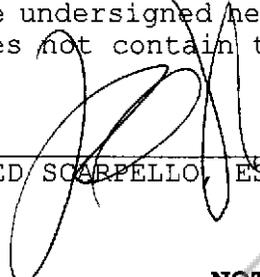
Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 2 Fee: 15.00  
BK-0109 PG- 6458 RPTT: 0.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

  
\_\_\_\_\_  
FRED SCARPELLO, ESQ.

**NOTICE OF DEFAULT AND ELECTION TO SELL**

TO WHOM IN MAY CONCERN:

WHEREAS, on November 27, 2007, KIM POSNIEN CONSTRUCTION AND DEVELOPMENT COMPANY, a Nevada corporation, executed a Deed of Trust wherein STEWART TITLE OF NEVADA HOLDINGS, INC, a Nevada corporation is Trustee for FRED SCARPELLO, a married man as his sole and separate property, Beneficiary, as security for the payment of a Promissory Note made, executed and delivered on November 27, 2007, which said Deed of Trust was recorded December 10, 2007, as Document Number 0714598, Official Records, Douglas County, Nevada; 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 due date of a monthly installment payment due under the Promissory Note on October 10, 2008 and November 10, 2008, and the amount of the principal and interest due on December 10, 2008, and in the failure to perform any other terms, covenants or conditions 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 undersigned has elected to consider all of the unpaid amounts of the principal and interest to be due in consequence of said defaults, 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, and the undersigned has elected to sell or cause to be sold the real property described in said Deed of Trust to satisfy said obligations.

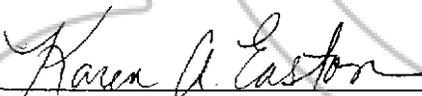
To obtain further information with respect to this Notice of Default and Election to Sell, contact SCARPELLO & HUSS, LTD., 600 E. William Street, Suite 300, Carson City, Nevada 89701, Telephone No. (775) 882-4577, between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

DATED: January 30, 2009.

  
\_\_\_\_\_  
FRED SCARPELLO

STATE OF NEVADA     )  
                                  :  
CARSON CITY         )

This instrument was acknowledged before me on January 30, 2009, by FRED SCARPELLO.

  
\_\_\_\_\_  
NOTARY PUBLIC

