

DOC # 740274
03/27/2009 08:29AM Deputy: DW
OFFICIAL RECORD

Requested By:
MARQUIS TITLE
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-309 PG-6327 RPTT: 0.00



When Recorded Mail to:
Phil Frink & Associates, Inc.
1895 Plumas Street, Suite 5
Reno, NV 89509

APN: 1220-08-812-049

(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 20, 2006 and Executed by Gerald B. Lee as Trustor, to secure certain obligations in favor of Coker-Ewing-Nev, LLC, a Nevada limited liability company as Beneficiary, recorded January 12, 2007, in Book 0107, at Page 3839, as Document No. 0692679, of Official Records of Douglas County, State of Nevada, including one note in the amount of \$119,925.00.

That the beneficial interest under such Deed of Trust and the obligation secured thereby are presently held by the herein mentioned beneficiary; 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 January 12, 2009 installment in the amount of \$599.63. Late charges in the amount of \$29.98 owing for each installment more than 10 days late from January 12, 2009. 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.

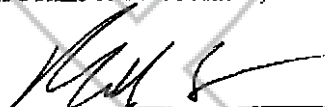
NOTICE

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: March 19, 2009

Phil Frink & Associates, Inc.



BY: Phillip E. Frink, President

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on March 19, 2009
by Phillip E. Frink.



NOTARY PUBLIC



Phil Frink 11082
Trustee Sale Officer Foreclosure No.