



A.P.N. 1220-08-410-012
Order No.: DO-1091593-FC
1091593

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

NNTC

307 W. WINNIE LN #5

CARSON CITY, NV 89703

THIS SPACE FOR RECORDER'S USE ONLY

NOTICE OF BREACH AND ELECTION TO SELL

UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN:

That Northern Nevada Title Company, a Nevada corporation, is the Substituted Trustee under a Deed of Trust,

DATED	:	March 21, 2007
TRUSTOR	:	Jon Sherbon and Kathleen Sherbon
TRUSTEE:	:	Stewart Title of Douglas County
BENEFICIARY	:	Coker-Ewing-Nev, LLC, a Nevada Limited Liability Company
RECORDED	:	April 17, 2007
BOOK	:	0407 Douglas County, Official Records
PAGE	:	5203
DOCUMENT NO.	:	0699313

That a breach of the obligations for which such Trust Deed is security has occurred by reason of the following:

1. Failure to pay the monthly installment of Interest only due May 17, 2009 in the amount of \$843.38 and all subsequent installments
2. Failure to pay late charges which have accrued and continue to accrue.
3. Failure to pay Real Estate Taxes.
4. Failure to pay Foreclosure fees which have accrued and continue to accrue.



That by reason thereof, the present beneficiary under such Deed of Trust has executed and delivered to said Trustee, a written Declaration of Default and Demand for Sale, and has surrendered to said Trustee such Trust Deed and all documents evidencing obligations secured thereby and has authorized said Trustee to declare all sums secured thereby immediately due and to elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The Trustor (Borrower) is hereby advised that the date on which the above set forth default can be cured is 35 days from the postmark of mailings, in addition, the failure to cure such default on or before the date specified may result in the acceleration of the sums secured by the Deed of Trust and the sale of the property. The borrower is further advised of the right to reinstate after acceleration and the right to bring court action to assert the nonexistence of the event of default or any other defense of borrower to the acceleration and sale.

Funds necessary to cure the above described default as permitted under NRS Section 107 et. seq., must be presented to Trustee in certified funds, or funds acceptable to said Trustee.

Dated: July 31, 2009

NORTHERN NEVADA TITLE COMPANY, a Nevada corporation, Trustee

BY: 
Lanette Inman, Secretary Treasurer

STATE OF NEVADA)
) ss.
COUNTY OF CARSON CITY)

On July 31, 2009 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lanette Inman known to me to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws and Resolution of its Board of Directors.


Notary Public

