

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

CAL-WESTERN RECONVEYANCE CORPORATION
P.O. Box 22004
525 East Main Street
El Cajon CA 92022-9004

APN: 1220-17-612-020

DOC # 752779
10/26/2009 01:01PM Deputy: PK
OFFICIAL RECORD
Requested By:
SERVICELINK IRVINE
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 65.00
BK-1009 PG-5143 RPTT: 0.00



239357

**NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE
SALE OF REAL PROPERTY UNDER DEED OF TRUST**

T.S. No. 1246628-11

Loan No. XXXXXX3431

NOTICE IS HEREBY GIVEN: THAT CAL-WESTERN RECONVEYANCE CORPORATION, A California Corporation, is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated December 13, 2004

executed by JAMES NICKERSON AND JOANNE L NICKERSON HUSBAND AND WIFE AS JOINT TENANTS as Trustor, in favor of ACCULEND MORTGAGE, L.P. as Beneficiary, recorded December 20, 2004, under Instrument No. 0632474 in book 1204 page 09528, of Official Records in the Office of the County Recorder of DOUGLAS County, Nevada describing land therein as:
COMPLETELY DESCRIBED IN SAID DEED OF TRUST

Securing, among other obligations, one note(s) for the original sum of \$266,360.00 that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the below set out beneficiary; that a breach of, and default in the obligations for which said Deed of Trust is security has occurred in that payment has not been made of

Failure to pay the monthly payment due July 1, 2009 of principal and interest and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

The street address and other common designation, if any, of the real property described above is purported to be:
1196 KINGSTON LANE
GARDNERVILLE NV 89460

That by reason thereof, the below set out beneficiary under such Deed of Trust, has executed and delivered to the 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.



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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 NRS 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 the statutory period set forth in section 107.080 NRS, the right of reinstatement will terminate and the property may thereafter be sold.

HUD approved local Counseling Agency:: NEVADA LEGAL SERVICES, INC.
(800)323-8666

To determine if reinstatement is possible and the amount, if any, necessary to cure the default, contact:

ACCULENT MORTGAGE, L.P.
c/o NATIONAL CITY BANK
3232 NEWMARK DRIVE
MIAMISBURG OH 45342

(937)910-3025

Loan Modification contact information: LOSS MITIGATION DEPT
(877)626-2873

For Foreclosure status, please contact: Cal-Western Reconveyance Corp.
525 East Main Street
P.O. Box 22004
El Cajon, CA 92022-9004
(619) 590-9200

CAL-WESTERN RECONVEYANCE CORPORATION
ServiceLink, as agent

Signature/By Vangie Ortega
VANGIE ORTEGA

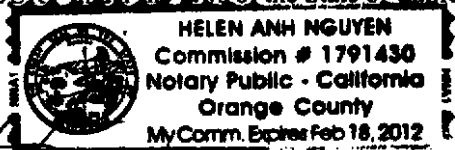
State of California)
County of ORANGE)

On 10/26/09 before me, HELEN ANH NGUYEN,
a Notary Public, personally appeared VANGIE ORTEGA, 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 Helen Anh Nguyen

Date October 24, 2009
Ref. NICKERSON, JAMES



Comm: 1791430h
Order No. 239357
Exp: 2/18/2012h