

DOC # 756649
01/06/2010 10:33AM Deputy: DW
OFFICIAL RECORD
Requested By:
NORTHERN NEVADA TITLE CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 65.00
BK-110 PG-554 RPTT: 0.00



A.P.N. 1220-10-310-001
Order No.: DO-1092660-FC
1092660

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

NNTC FILE

307 W. WINNIE LN

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 Substituted Trustee under a Deed of Trust,

DATED	:	November 12, 2007
TRUSTOR	:	R. Wayne Ziegler and Margaret H. Ziegler
BENEFICIARY	:	Carson River Community Bank
RECORDED	:	November 16, 2007
BOOK	:	1107, Douglas County Official Records
PAGE	:	4224
DOCUMENT NO.	:	713196

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

1. Failure to pay monthly installment of Interest Only in the amount of \$2,128.75 due on September 10, 2009 and all subsequent payments of Interest which has accrued and continues to accrue
2. Failure to pay late charges in the amount of \$529.28 which has accrued and continues to accrue
3. Failure to pay Real Estate Property Taxes and penalties which have accrued and continues to accrue
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.

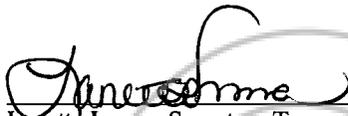
The Trustor (Borrower) is hereby advised that the date on which the above set forth default can be cured is 35 days from the postmark of mailings, in addition, the failure to cure such default on or before the date specified may result in the acceleration of the sums secured by the Deed of Trust and 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: January 4, 2010

NORTHERN NEVADA TITLE COMPANY, a Nevada corporation
Substituted Trustee

BY:


Lanette Inman, Secretary Treasurer

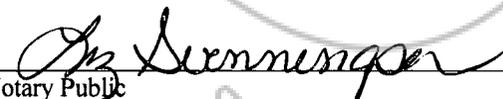
STATE OF NEVADA)

COUNTY OF CARSON CITY)

) ss
)



On January 4, 2010 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