Order No. TSL-35456-F-SL

DOC # 769277
08/26/2010 08:19AM Deputy: DW
OFFICIAL RECORD
Requested By:
TICOR TITLE - RENO
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 215.00
BK-810 PG-5885 RPTT: 0.00

WHEN RECORDED MAIL TO: TITLE SERVICE AND ESCROW CO. 215 W BRIDGE STREET STE 1 YERINGTON, NV 89447

ADV 1121-35-002-027

SPACE ABOVE FOR RECORDER'S USE ONLY

## NOTICE OF DEFAULT AND ELECTION TO SELL

TO WHOM IT MAY CONCERN: WHEREAS, MICHAEL K. SULLIVAN and LINDA M. SULLIVAN, husband and wife as Trustor did execute a Deed of Trust wherein FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation is Trustee for MATTHEW E. STOEN AND MARIA STOEN, husband and wife as joint tenants Beneficiary, as security for payment of their Promissory Note made, executed and delivered on December 04, 2003, to said Beneficiary, and which said Deed of Trust was recorded in the Official Records of Douglas County, Nevada, on December 17, 2003, as Document No. 0599755 BK 1203 PAGE 07466 and

WHEREAS, MATTHEW E. STOEN is either the present Trustee, or Substituted Trustee; and

WHEREAS, a breach of the obligation for which said Deed of Trust is security has occurred in that default has been made in the payment of the installment of principal and/or interest which became due on the installments that became due, also in the payment of such subsequent installments that became due, also in the payment of any Real and/or Personal property Taxes which may be delinquent and the premiums for Policy or Policies of Fire Insurance which may be due or overdue and all costs in connection with this foreclosure, including but not limited to reasonable Attorneys Fees, Trustees Fees, Trustees Sale Guarantee and all expenses of Trustee.

NOTICE IS HEREBY GIVEN that the Beneficiary has elected to consider all unpaid balance of principal and the interest accrued thereon to be due inconsequence of said default, all in accordance with the terms of said Promissory Note and Deed of Trust and the Beneficiary has elected to sell or cause to be sold the Real and Personal Property described in said Deed of Trust, to satisfy said obligation.

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YOU MAY HAVE the right to cure, mediate, or negotiate the default and reinstate the obligation, secured by the Deed of Trust described herein. To determine your available options you should immediately contact trustee of your Beneficiary. To get any information on this foreclosure, contact the office of Title Service and Escrow Company, 215 W. Bridge Street, Yerington NV 89447, Trustee telephone no. 775-463-3518, between the hours of 9:00am and 5:00pm, Monday through Friday or your Beneficiary at 2575 DOS RIOS DRIVE, SAN KAMUN, CA 94583 telephone No. 925-216-4269

DATED August 19, 2010

STATE OF NEVADA

COUNTY OF LYON Contra Costa

This instrument was acknowledged before me on

TRUSTEE

by Matthew E. Stoen as Trustee.

Microsh 1. Perlat.

Notary Public

MUKESH P. PATEL COMM. # 1842122 UNITARY PUBLIC CALIFORNIA CONTRA COSTA COUNTY MY COMM. EXP. APR. 23, 2013

STOEN,