


DOC # 774571
11/29/2010 02:56PM Deputy: GB
OFFICIAL RECORD
Requested By:
STEWART TITLE OF NEVADA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 215.00
BK-1110 PG-6461 RPTT: 0.00

A.P.N. #	1320-34-002-001 and 1220-03-000-033
Escrow No.	1035294-02
Recording Requested By:	
	
When Recorded Mail To: Stewart Title of Nevada Holdings Inc. 1070 Caughlin Crossing Reno, NV 89519	



NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN: That Stewart Title of Nevada Holdings Inc., successor in interest to Stewart Title of Douglas County was the duly appointed Trustee under a Deed of Trust and Security Agreement and Fixture Filing with Assignment of Rents dated November 14, 2003, executed by H & S Construction Inc., a Nevada corporation as Trustor(s) in favor of Colonial Bank, N.A., Beneficiary and recorded as Instrument No. 0597014, on November 17, 2003 in Book 1103, Page 7556 of Official Records in the office of the County Recorder of Douglas County, State of Nevada securing, among other obligations, one note(s) for the original principal sum of \$3,000,000.00, as modified from time to time.. That the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; 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:

The principal reduction installment of \$60,000.00 due September 30, 2010, together with interest from September 14, 2010. Also together with any late charges, interest, advances, attorney fees, ensuing charges and monthly installments that are or may become due during the term of the default.

That by reason thereof, the undersigned, 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 duly appointed 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 OF 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 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 the amount, if any, necessary to cure the default, contact the Beneficiary or their successors in interest, whose name and address as of the date of this notice is:

Branch Banking and Trust Company

Attn: Dennis Harms
5455 Kietzke Lane, Ste. B
Reno, NV 89511
775-851-1050

Dated: 11/24/2010

Branch Banking and Trust Company

By:

Dennis Harms,
Vice President

State of Nevada }
 } ss.
County of Washoe }

This instrument was acknowledged before me on

NOVEMBER 24, 2010

By: Dennis Harms, Vice President of Branch Banking and Trust Company

Signature:

Notary Public

