

The undersigned hereby affirm that there are no Social Security Numbers of any person or persons contained within this document, including any exhibits thereto.

APN: 1320-08-411-09

RECORDING REQUESTED BY:

Alan B. Rabkin, as Successor Trustee

WHEN RECORDED MAIL TO:

Alan B. Rabkin, Esq.  
Attorney At Law  
P.O. Box 70036  
Reno, NV 89570  
Telephone: (775) 230-3620

[SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY]

01100639

**NOTICE OF DEFAULT AND ELECTION TO SELL  
UNDER DEED OF TRUST**

**NOTICE OF DEFAULT AND ELECTION TO SELL IS HEREBY GIVEN** by Alan B. Rabkin, a licensed Nevada attorney, and the duly appointed Successor Trustee (the "Trustee") under that certain Deed of Trust dated May 14, 2009, executed by **ERIK P PAPP and CAITLIN F PAPP, HUSBAND AND WIFE AS JOINT TENANT**, as Grantor and/or Trustor, and to secure certain obligations in favor of **HERITAGE BANK OF NEVADA**, as Beneficiary, under the same Deed of Trust recorded on May 20, 2009 as Document No. 743585 of Official Records in the Office of the Recorder of Douglas County, State of Nevada, describing land therein set forth as Exhibit "A" hereto, and as more fully described in said Deed of Trust. The common address for this property is believed to be 2248 Meridian Blvd., #F, Minden, NV 89423, although the undersigned does not guaranteed or warrant said common address as accurate.

WHEREAS, said obligations secured include a Promissory Note in the original principal sum of \$228,000.00 and with a current remaining principal balance all now due and owing of \$203,000.00 as of January 18, 2011, and with an additional accrued and unpaid interest sum all now due and owing of \$3,027.23 as of January 18, 2011 and accruing thereafter to the date of recordation of this document and thereafter in the amount of \$36.65 per day; and, with such additional late charges of \$121.70 as of January 18, 2011 and costs and legal fees incurred in an amount to be specified in any Notice of Sale to that date; and, that the beneficial interest under such Deed of Trust,



and the obligations secured thereby, are each presently held by the undersigned Beneficiary.

WHEREAS, that Alan B. Rabkin, a licensed Nevada attorney, has been substituted as Trustee in place and stead of Stewart Title of Douglas County, by that certain document contemporaneously recorded herewith in the County of Washoe, State of Nevada.

WHEREAS, that a breach of the payment due on November 14, 2010 for which said Deed of Trust acts as security has occurred and that said payment, and all subsequent payments, have not been made, along with late charges, advances, taxes, costs and legal fees, including any such amount(s) accruing after the date hereof; and, in the failure to perform any other term, covenant or condition contained within the Deed of Trust securing the Promissory Note and to be performed by Grantor and/or Trustor, whether such failure to perform occurred prior to or subsequent to the date hereof, together with such other penalties and advances that have been incurred or made or will be incurred or made during the period of default.

WHEREAS, if this breach and default has occurred because you are behind in payments, it may be sold without any court action; however, you may have a legal right to bring your account into good standing prior to foreclosure by paying all of your past due payments, plus permitted costs and expenses, within the time permitted by law for reinstatement of your account.

WHEREAS, that by reason thereof, the present Beneficiary under such Deed of Trust, has executed and delivered to Trustee, a written Declaration of Default and Demand for Sale, and has surrendered to said Trustee the above-referenced Deed of Trust, Promissory Note and all documents evidencing obligations secured thereby AND IT HAS DECLARED AND DOES HEREBY DECLARE ALL SUMS SECURED THEREBY IMMEDIATELY ACCELERATED AND ALL DUE AND PAYABLE UNLESS PROPERLY REEINSTATED AND IT HAS ELECTED AND DOES HEREBY ELECT TO CAUSE THE TRUST PROPERTY TO BE SOLD NOT SOONER THAN THREE MONTHS FROM THE DATE OF RECORDATION OF THIS NOTICE OF DEFAULT AND ELECTION TO SELL AT A TIME AND ON A DATE SET FORTH ON SUCH NOTICE OF SALE TO BE ISSUED.

To obtain further information from the Beneficiary with respect to this Notice of Default and Election to Sell, you are directed to contact Nathaniel Stehura, Special Credits Officer, Heritage Bank of Nevada, 1401 S. Virginia Street, Reno, NV 89502, Telephone: (775) 348-1000 between the hours of 9:00 a.m. and 4:00 p.m., Monday to Friday.



DATED THIS 25<sup>th</sup> day of January, 2011.

By: Alan B. Rabkin,

Title: Attorney At Law, as Successor Trustee

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF WASHOE    )

On January 25, 2011, before the undersigned Notary Public, personally appeared Alan B. Rabkin, in the capacity of the above-referenced Trustee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he has executed the same.

My Commission Expires:

\_\_\_\_\_  
Notary Public

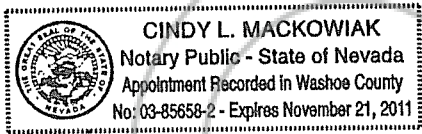




Exhibit "A"

APN: 1320-08-411-09

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

PARCEL "1" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR RAJAN LLC AS RECORDED IN BOOK 403, AT PAGE 343 ON APRIL 1, 2003, AS DOCUMENT NO. 572121, DOUGLAS COUNTY RECORDERS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A.P.N. 1320-008-411-001 PER RECORD OF SURVEY; THENCE SOUTH 51 06'20" EAST 153.73 FEET;  
THENCE, NORTH 89 46'14" EAST, 40.00 FEET, TO THE POINT OF BEGINNING  
THENCE CONTINUING NORTH 89 46'14" EAST, 40.00 FEET;  
THEN SOUTH 00 13'46" EAST , 85.00 FEET;  
THENCE SOUTH 89 46'14" WEST, 40.00 FEET;  
THENCE NORTH 00 13'46" WEST 85.00 FEET TO THE POINT OF BEGINNING