



DOC # 780935  
04/01/2011 08:10AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE OF NEVADA  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 216.00  
BK-411 PG-1 RPTT: 0.00



A.P.N. #	1220-17-615-001;1220-17-615-002; 1220-17-615-019
Escrow No.	1038229-02
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. was the duly appointed Trustee under a Deed of Trust dated October 11, 2007, executed by Gregory C. Lynn and Suzanne Towse, Trustees of the Gregory C. Lynn and Suzanne Towse Trust Agreement dated May 16, 1995 as Trustor(s) to Angela M. Donohue, an unmarried woman, as Beneficiary and recorded as Instrument No. 0711036, on October 12, 2007 in Book 1007, and assigned to the Angela Donohue Irrevocable Special Needs Trust by Assignment of Deed of Trust and recorded in Book 1009, Page 3255, Document No. 0752335 and modified by that Modification Agreement, recorded in Book 0710, Page 4606, as Document No. 0767552 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 \$360,000.00. 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:

Non-payment of the interest installment in the amount of \$1200.00 which was due on February 16, 2011 and each month thereafter.

ALSO TOGETHER with any attorney fees, advances and ensuing charges and subsequent installments and late charges which may become due during the term of this 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:

Joseph Donohue, Trustee  
c/o Stewart Title of Nevada  
Holdings Inc.  
Attn: Suzanne Haskins  
1070 Caughlin Crossing  
Reno, NV 89519  
775-746-1100

Dated: MAR 28, 2011

Joseph Donohue, Co-Trustee of the Angela Donohue Irrevocable Special Needs Trust

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.

This instrument was acknowledged before me on

*See attached* *Jocelyn B Warner*  
*Notary Public*

By: \_\_\_\_\_

Signature: \_\_\_\_\_  
Notary Public



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Clara

On March 28, 2011 before me, Jocelyn B Warner (Notary Public),  
Date Here Insert Name and Title of the Officer

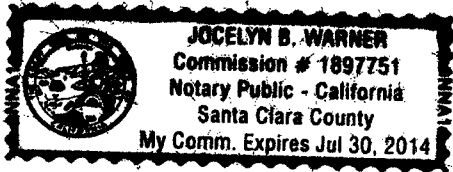
personally appeared Joseph Donohue  
Name(s) of Signer(s)

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 Jocelyn B Warner (Notary Public)  
Signature of Notary Public



Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Notice of Default and Election to sell under deed of Trust

Document Date: \_\_\_\_\_ Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
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