

DOC # 783169

05/12/2011 03:53PM Deputy: DW

OFFICIAL RECORD

Requested By:

First American National De

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 2 Fee: \$215.00

BK-511 PG-2347 RPTT: 0.00

APN#: 1121-05-515-020

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY

9200 Oakdale Avenue

Mail Stop: CA2-4379

Chatsworth, CA 91311

800-892-6902

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY



Space above this line for recorder's use only

Property Address: 43 CONNER WAY, GARDNERVILLE, NV 89410

Title Order No. 5453129 Trustee Sale No. 144183NV START OVER Loan No. 0696015486

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

NOTICE IS HEREBY GIVEN THAT: CALIFORNIA RECONVEYANCE COMPANY is either the original Trustee, the duly appointed substituted Trustee, or acting as agent for the Trustee or Beneficiary under a Deed of Trust dated 08-18-2005, executed by CRAIG M GARBIEL AND ADRIENNE A GARBIEL, HUSBAND AND WIFE AS JOINT TENANTS as Trustor, to secure certain obligations in favor of LONG BEACH MORTGAGE COMPANY under a Deed of Trust Recorded 08-26-2005, Book 0805, Page 13219, Instrument 0653454 of Official Records in the Office of the Recorder of DOUGLAS County, State of Nevada.

That a breach of the obligations for which said Deed of Trust is security has occurred in that payment has not been made of: THE 05/01/2010 INSTALLMENT OF PRINCIPAL AND INTEREST AND ALL SUBSEQUENT MONTHLY INSTALLMENTS OF PRINCIPAL AND INTEREST; PLUS ANY ADDITIONAL ACCRUED AND UNPAID AMOUNTS INCLUDING, BUT NOT LIMITED TO, LATE CHARGES, ADVANCES, IMPOUNDS, TAXES, HAZARD INSURANCE, ADMINISTRATIVE FEES, INSUFFICIENT AND PARTIAL RETURN CHECK FEES, STATEMENT FEES, AND OBLIGATIONS SECURED BY PRIOR ENCUMBRANCES.

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 Deed of Trust and all documents evidencing obligations secured thereby and has declared and does hereby declare all sums secured thereby immediately due and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

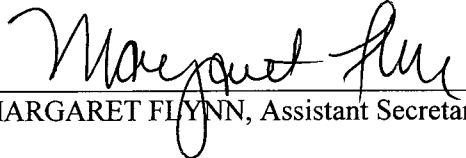


Title Order No. 5453129 **Trustee Sale No. 144183NV START OVER** Loan No. 0696015486

To find out the amount you must pay, to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: JPMorgan Chase Bank, National Association, 7301 BAYMEADOWS WAY , JACKSONVILLE, FL 32256,800 892-6902.

Date: 5/10/2011

CALIFORNIA RECONVEYANCE COMPANY

  
MARGARET FLYNN, Assistant Secretary

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On 5/10/11 before me, ZELMA THORPES, personally appeared MARGARET FLYNN, 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  (Seal)

