

BOOK 363 PAGE 251-253
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
2003 JUL 18 PM 2:04

APN# 02-036-04

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. **182223** FEES 40⁰⁰

Recording Requested:

Name Stewart Title of Northeastern Nevada

Address 810 Idaho St.

City/State/Zip Elko, NV 89801

NOTICE OF BREACH AND ELECTION TO SELL UNDER DEED OF TRUST
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee app.)

This cover page must be typer printed.

Title Order No. ~~3890190~~
3890199

Trustee Sale No. 30949 Loan No. 23309-NV-03/9304812044

APN 02-036-04

IMPORTANT NOTICE NOTICE OF BREACH AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN THAT: The Undersigned is either duly authorized Trustee, Agent for the Trustee, or Agent for the Beneficiary under a Deed of Trust dated 7/20/2001, executed by WILLIAM M. TEMPLETON

as Trustor, to secure obligation in favor of THE CIT GROUP/SALES FINANCING, INC.

as Beneficiary, Recorded on 7/30/2001, Instrument 176780 of Official Records in the Office of the Recorder of EUREKA County, State of Nevada, as more fully described on said Deed of Trust. Including 1 note(s) for the sum of \$45,067; that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which said deed of trust security has occurred in that the payment has not been made of: THE INSTALLMENT WHICH BECAME DUE 2/20/2003 AND ALL SUBSEQUENT INSTALLMENTS, TOGETHER WITH ALL LATE CHARGES AND SUMS ADVANCED TO PROTECT THE BENEFICIARY'S SECURITY INTEREST IN THE PROPERTY, AS APPLICABLE.

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said authorized Agent or duly appointed Trustee or duly designated Trustee, a written Declaration of Default and Demand for Sale, and has dealt with said authorized Agent or duly appointed Trustee or duly designated 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 hereon and reinstate the one obligation secured by such Deed of Trust above described. Section NRS 107.080 permits certain defaults to be cured upon the Payment of the amounts required by that statutory section without requiring payment of that portion of principal and interest which would not be due had default occurred. Where reinstatement is possible, if the default is not cured within 35 days following recording and mailing of this Notice to Trustor or Trustor's successor in interest, the right of reinstatement will terminate and the property may thereafter be sold. This amount is \$3,268.70 as of 07/14/2003 and will increase until your account becomes current. The Trustor may have the right to bring a court action to assert nonexistence of a default or any other defense of Trustor to acceleration and Sale.

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Return to:
Fidelity National Title
15661 Red Hills Ave #201
Tustin CA 92780

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Title Order No. 3890190 890199
Trustee Sale No. 30949
Loan No. 23309-NU3/9304812044

To determine if reinstatement possible and the amount, if any, to cure the default, contact:
THE BENEFICIARY, c FORECLOSURE CONSULTANTS, INC., 22687 OLD CANAL
ROAD, YORBA LINDA, CA 92887, (714) 282-2424

Date: 07/14/03

FORECLOSURE CONSULTANTS, INC.
BY Fidelity National Tit. as Agent

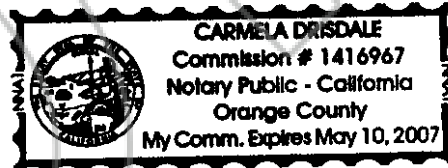
By: A. Fragassi

State of CA
County of OR

On 7-14-03 before me, undersigned, a Notary Public in and for said county, personally appeared A. FRAGASSI, personally known to me (or 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 same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Carmela Drisdale
Notary Public in and for said County and State



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

FORECLOSURE CONSULTANTS INC.
22687 OLD CANAL ROAD
YORBA LINDA, CA 92887

Space above this line for Recorder's use