

A. P. No. 07-396-16
Escrow No. 150860-FCL

When recorded mail to:

WESTERN TITLE COMPANY
P.O. BOX 30592
RENO, NV 89502

DS011383

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
2005 JUN -1 PM 3:26

EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO.

198686

FEES 15⁰⁰

NOTICE OF DEFAULT
AND ELECTION TO SELL

TO WHOM IT MAY CONCERN:

WHEREAS, on May 23, 2000, LENZY SPENCER executed as Trustor a Deed of Trust wherein FRONTIER TITLE COMPANY is Trustee for SALVATORE J. and BETTY ANN GRASSO, Beneficiary, as security for the payment of a Promissory Note made, executed and delivered on May 23, 2000, which said Deed of Trust was recorded September 7, 2000, in Book 336, Page 564, Document No. 175140, Official Records, Eureka County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, INC., a Nevada corporation, was substituted as Trustee under said Deed of Trust, in the place and stead of FRONTIER TITLE COMPANY, by document recorded concurrently herewith; and

WHEREAS, a breach of the obligation for which said transfer in trust as security was made has occurred in that default has been made in the failure to pay the installment of principal and interest due on August 5, 2004, and in the failure to pay each such monthly installment that thereafter became due, and in the failure to perform any other term, covenant or condition contained in the Deed of Trust securing the Promissory Note and to be performed by Trustor, whether such failure to perform occurred prior to or subsequent to the date hereof, together with penalties and advances that have been incurred or made or will be incurred or made during the period of default;

NOTICE IS HEREBY GIVEN that the undersigned have elected to consider all of the unpaid balance of principal and interest to be due in consequence of said default, together with attorney's fees and costs that have been incurred and will hereafter accrue, all in accordance with the terms of said Promissory Note and Deed of Trust, and the undersigned have elected to sell or cause to be sold the real property described in said Deed of Trust to satisfy said obligation.

LAW OFFICES OF JUDITH A. OTTO, LTD. ♦ 1610 MONTCLAIR AVENUE, SUITE B ♦ RENO, NEVADA 89509

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To obtain further information with respect to this Notice of Default and Election To Sell, contact the Foreclosure Office of WESTERN TITLE COMPANY, INC., 500 Damonte Ranch Parkway, Reno, Nevada 89511, Telephone No. (775) 850-7176, between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.

DATED: May 23, 2005.

Salvatore J. Grasso
Salvatore J. Grasso

Betty Ann Grasso
Betty Ann Grasso

STATE OF Nevada)
COUNTY OF Douglas) ss

This instrument was acknowledged before me on May 23, 2005, by SALVATORE J. GRASSO and BETTY ANN GRASSO

Anu Wright
Notary Public

