

DOC # 0212208

08/06/2008

01:59 PM

**Official Record**

Recording requested By  
STEWART TITLE CO

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

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RPTT:

Recorded By: FS

Book- 0475 Page- 0112



0212208

APN: 007-430-03; 007-430-04; 007-370-47;  
007-430-02; 007-430-11; 004-430-10  
007-730-09; 007-430-08; 007-430-07

When Recorded Mail to:  
Stewart Title of Northeastern Nevada  
Attn: Colleen Memeo - Foreclosure Dept.  
810 Idaho Street  
Elko, NV 89801

(Space Above For Recorder's Use Only)

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

**NOTICE IS HEREBY GIVEN:**

THAT Stewart Title of Nevada Holdings, Inc., Northeastern Division, a Nevada corporation, is duly appointed Trustee, under a Deed of Trust, Dated February 28 2008 and executed by **Dugan Enterprises, LLC, a Nevada limited liability company** as Trustor, to secure certain obligations in favor of **Ruby Hill Ranch, LLC, a Nevada limited liability company** as Beneficiary, recorded March 4, 2008, in Book 469, at Page 385, as Document No. 11691, of Official Records of Eureka County, State of Nevada, including one note in the amount of \$230,000.00.

That the beneficial interest under such Deed of Trust and the obligation secured thereby are presently held by Ruby Hill Ranch, LLC, a Nevada limited liability company; 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 June 4, 2008 installment in the amount of \$3,108.50 which includes a collection fee of \$10.00.; plus any subsequent installments which become due.. ALSO TOGETHER with any attorney fees, advances and ensuing charges which may become due during the term of this default.

That by reason thereof, the 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 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 NEVADA REVISED STATUTES 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 for the amount necessary to cure the default, contact Colleen M. Memeo at (775) 738-5181.

DATED: July 11, 2008

Ruby Hill Ranch, LLC, a Nevada limited liability company

By: John Gourley, Managing Member

By: William A. Crane, Managing Member

STATE OF NEVADA )  
 )ss  
COUNTY OF ELKO )

On this 11<sup>th</sup> day of July, 2008, personally appeared before me, a notary public John Gourley, Managing Member of Ruby Hill Ranch, LLC, a Nevada limited liability company personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument.



Bridget Carroll  
Notary Public

**OBLIGATION SECURED BY SUCH DEED OF TRUST ABOVE DESCRIBED. SECTION 107.080 NEVADA REVISED STATUTES 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.**

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Ruby Hill Ranch, LLC, a Nevada limited liability company

By: John Gourley, Managing Member



By: William A. Crane, Managing Member

STATE OF NEVADA )  
                                  )ss  
COUNTY OF ELKO )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2008, personally appeared before me, a notary public John Gourley, Managing Member of Ruby Hill Ranch, LLC, a Nevada limited liability company personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument.

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

STATE OF NEVADA )  
 )ss  
COUNTY OF ELKO )

On this 14 day of July, 2008, personally appeared before me, a notary public William A. Crane, Managing Member of Ruby Hill Ranch, LLC, a Nevada limited liability company personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument.

  
Notary Public

**Judith A. Reiss**

Comm. Exp: 4-28-12  
Saginaw County, Michigan

Colleen M. Memeo  
Trustee Sale Officer  
Foreclosure No. 1010040



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