

DOC # 0212442

09/12/2008

02:13 PM

Official Record

Recording requested By  
STEWART TITLE

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: FS

Book- 0476 Page- 0355



APN: 07-395-16

When Recorded Mail to:  
Stewart Title of Nevada Holdings, Inc.,  
Northeastern Division  
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 May 14, 2001 and executed by Tammy L. Rugne and Robert Rugne as Trustor, to secure certain obligations in favor of The Rasmussen Trust as Beneficiary, recorded June 19, 2001, in Book 341, at Page 439, as Document No. 176558, of Official Records of Eureka County, State of Nevada, including one note in the amount of \$21,000.00.

That the beneficial interest under such Deed of Trust and the obligation secured thereby are presently held by The Rasmussen Trust; 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 January 5, 2007 installment in the amount of \$300.00 which includes a collection fee of \$ Late charges in the amount of \$ owing for each installment more than days late from due date. 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: August 22, 2008

The Rasmussen Trust

*Lavernia C. Rasmussen*

By: Lavernia C. Rasmussen, Trustee

STATE OF NEVADA            )  
  )ss  
COUNTY OF EUREKA        )

On this 27<sup>th</sup> day of August, 2008, personally appeared before me, a notary public Lavernia C. Rasmussen, Trustee of The Rasmussen Trust personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that she executed the above instrument.



*Sara G. Simmons*  
Notary Public

Colleen M. Memeo  
Trustee Sale Officer  
Foreclosure No. 1011219