

Order No. 104266-RN

Escrow No.

Loan No.

WHEN RECORDED MAIL TO:

First American Title Company  
of Nevada  
201 W. Liberty  
Reno, Nevada

Recorded at Request of **PACIFIC-WEST TITLE CO.**  
On **JAN 9 1975** At **35** Min. Past **11 A M**  
Official Records of Douglas County, Nevada. Fee **30<sup>00</sup>**

Patricia J. Stanley, Recorder.

By

*Al Higgins*  
DEPUTY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE  
SALE OF REAL PROPERTY UNDER DEED OF TRUST**

IN THE MATTER of the Deed of Trust made by KEITH C. HEGARTY and SHARON DEE HEGARTY, husband and wife,  
To FIRST AMERICAN TITLE COMPANY OF NEVADA, formerly NEVADA TITLE GUARANTY COMPANY, Trustee, dated November 13, 1970, recorded November 25, 1970, as Document No. 50305, in Book 81, page 368 of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, a note for \$ 10,000.00 in favor of BETTY J. BRUCE

or order.

NOTICE IS HEREBY GIVEN that a breach of an obligation for which said Deed of Trust is a security has occurred in that there has been a default in the payment of October 25, 1974 and any subsequent payments, together with delinquent taxes and fire insurance, if any.

There is now owing and unpaid upon said note the sum of \$ 7,812.24 principal, and interest thereon from September 25, 1974, plus accrued interest.

By reason of said breach and default, it is hereby declared that the whole of said unpaid amount of said note and all other sums secured by said Deed of Trust is immediately due and payable, and notice is hereby given of the election of the undersigned to cause the

FIRST AMERICAN TITLE COMPANY OF NEVADA, Trustee thereunder, to sell the property described therein in the manner provided in said Deed of Trust, and notice is further hereby given that the undersigned heretofore executed and delivered to said Trustee a written declaration of said breach and default and a written demand for the sale of said property.

Dated: December 12, 1974

STATE OF NEVADA }  
COUNTY OF } ss.  
Washoe }

*Betty J. Bruce*  
BETTY J. BRUCE

On December 16, 1974  
before me, the undersigned, a Notary Public in and for said

State, personally appeared \_\_\_\_\_  
Betty J. Bruce

known to me to be the person whose name is  
subscribed to the within instrument and acknowledged that  
she executed the same.

WITNESS my hand and official seal.  
Signature Dorothy H. Kellogg

DOROTHY H. KELLOGG  
Notary Public — State of Nevada  
Washoe County  
My Commission Expires Nov. 3, 1976

77379

(This area for official notarial seal)

1813 (12/73)

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