

Order No. 2844-001

WHEN RECORDED MAIL TO:
Hale, Lane, Peek, Dennison and
Howard
Post Office Box 3237
Reno, Nevada 89505
Attention: Stephen V. Novacek

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

NOTICE IS HEREBY GIVEN: THAT NEBACO, INC., a Nevada corporation is duly appointed Trustee under a Deed of Trust dated December 8, 1969, executed by JAMES A. MCKELLAR, Trustee under the Will of JAMES HENRY MCKELLAR, Deceased, and under Orders for Distribution dated October 6, 1955, and October 26, 1956, entered by the Superior Court of the State of California for the County of Los Angeles, in the Matter of the Estate of JAMES HENRY MCKELLAR, Deceased, being action numbered Pasadena P-13612, as Trustor, in favor of NEVADA NATIONAL BANK, a National Banking association, as Beneficiary, recorded January 27, 1970, under Instrument No. 46970, in Book 73, Page 94, of Official Records in the Office of the County Recorder of Douglas County, Nevada securing, among other obligations, one note for the principal sum of \$160,000.00 that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred as follows: Trustor has conveyed title to the real property encumbered by the Deed of Trust to FRANCIS LAFARGE, JR., a single man, without the consent of the Beneficiary as required in paragraph (3) of the Deed of Trust. In addition, Trustor has failed to pay real property taxes as follows: 1976-1977 and 1977-1978 taxes in the sum of \$9,125.80, 1978-1979 taxes in the sum of \$3,060.50, together with penalties, interest and publishing costs in the sum of \$4,256.50. In addition, Trustor has failed to maintain insurance coverage on the property causing Beneficiary to supply such coverage by paying an insurance premium in the sum of \$400.00. The principal balance due under the note is \$132,664.41.

NOTICE

Section 107.080NRS 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 the 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 the amount, if any, necessary to cure the default, contact the Beneficiary or their suc-

