

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

3 Order No. _____

4 IN THE MATTER OF the Deed of Trust made by M. DEAN GARDNER and
5 RUTH F. GARDNER, husband and wife, as joint tenants, Trustor, to
6 DOUGLAS COUNTY TITLE COMPANY, INC., a Nevada corporation, Trustee,
7 dated October 16, 1980, Recorded October 17, 1980, as Document
8 No. 49781, in Book 1080, Page 1447, of Official Records, in the
9 office of the County Recorder of Douglas County, Nevada, securing
10 among other obligations, a promissory note for \$40,050.00 in favor
11 of VIC ASQUETA, an unmarried man and ROBERT ASQUETA, an unmarried
12 man as tenants in common or order.

13 NOTICE IS HEREBY GIVEN that a breach of an obligation for which
14 said Deed of Trust is a security has occurred in that there has
15 been a default as follows:

16 1. Trustors have made no payment under the Second Deed of
17 Trust under which the amount of principal due and payable is
18 \$40,050.00 plus interest in the amount of \$5,006.25.

19 2. The trustors have failed to keep current payments under the
20 first note and deed of trust in favor of Home Savings & Loan
21 Association by falling behind in the payments in the amount
22 of \$10,689.25. Additionally, there will be extended the
23 sum of \$509.70 in foreclosure costs which beneficiaries under
24 the second note and deed of trust will be required to pay to
25 prevent foreclosure on the first deed of trust. All total,
26 the beneficiaries under the second deed of trust will have
27 extended the sums of \$11,198.95 to cure the default instigated
28 by Home Savings & Loan under the first deed of trust and
29 promissory note.

30 There is now owing and unpaid upon said note the sum of \$40,252.25
31 principal and interest thereon from October 17, 1982.

32 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
MANOUKIAN, SCARPELLO & ALLING, LTD., as 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

1 undersigned heretofore executed and delivered to said TRUSTEE a
2 written declaration of said breach and default and a written demand
3 for the sale of said property.

4 NOTICE

5 YOU MAY HAVE THE RIGHT TO CURE THE DEFAULT HEREIN AND REINSTATE THE
6 OBLIGATION SECURED BY SUCH DEED OF TRUST ABOVE DESCRIBED.

7 SECTION 107.080 NRS PERMITS CERTAIN DEFAULTS TO BE CURED UPON
8 THE PAYMENT OF THE AMOUNTS REQUIRED BY THAT SECTION WITHOUT
9 REQUIRING PAYMENT OF THAT PORTION OF PRINCIPAL AND INTEREST WHICH
10 WOULD NOT BE DUE HAD NO DEFAULT OCCURRED. WHERE REINSTATEMENT IS
11 POSSIBLE, IF THE DEFAULT IS NOT CURED WITHIN 35 DAYS FOLLOWING
12 THE RECORDING AND MAILING TO TRUSTOR OR TRUSTOR'S SUCCESSOR
13 IN INTEREST OF THIS NOTICE, THE RIGHT OF REINSTATEMENT WILL
14 TERMINATE AND THE PROPERTY MAY THEREAFTER BE SOLD.

15 To determine if reinstatement is possible and the amount, if
16 any, necessary to cure the default, contact the TRUSTEE.

18 *Vic Asqueta*
VIC ASQUETA

21 *Robert Asqueta*
ROBERT ASQUETA

23 STATE OF IDAHO)
24 County of ADA) : ss

25 On December 2, 1982
26 personally appeared before me, a Notary Public,
27 VIC ASQUETA and ROBERT ASQUETA, who acknowledged
28 that they executed same freely and voluntarily.

29 *Suzanne V. Beaudreau*
NOTARY PUBLIC

30 REQUESTED BY
Marcus S. Scarpello
IN OFFICIAL RECORDS OF
31 COUGLAS CO. NEVADA
#5.0002
32 1982 DEC -8 AM 11:47

SUZANNE BEAUDREAU
RECORDER

Betty Hendon
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