

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

7290

IN THE MATTER OF the Deed of Trust made by JAMES L. FOXX, a single man and MARTHA KAY DORN, a single women, Trustor, to DOUGLAS COUNTY TITLE CO., INC., a Nevada Corporation, Trustee, dated November 26, 1980, Recorded December 12th 1980, as Document No. 51620, in Book 1280, Page 939, of Official Records, in the office of the County Recorder of DOUGLAS County, Nevada, securing among other obligations, Note for \$49,193.37 in favor of VITO J. LA TORRE and LAURIE LOIS LA TORRE 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 as follows:

Principal Balance Remaining in the amount of \$49,193.37 plus interest thereon at 12% per annum from September 12, 1983, plus all advances made, if any, for real estate taxes, assessments, fire insurance or prior encumbrances, plus all penalties and late charges, if any.

There is now owing and unpaid upon said note the sum of \$ 49,193.37 principal and interest thereon from September 12, 1983.

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 DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, 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 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.

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 NRS 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 the amount, if any, necessary to cure the default, contact the TRUSTEE.

STATE OF CALIFORNIA )  
 ) s.s.  
COUNTY OF RIVERSIDE )

On FEBRUARY 21, 19 84 personally appeared before me, a Notary Public

Vito J. La Torre  
Vito J. La Torre  
Laurie Lois La Torre  
Laurie Lois La Torre

VITO J. LA TORRE AND LAURIE LOIS LA TORRE

WHEN RECORDED MAIL TO:  
DOUGLAS TITLE CO., INC.  
P.O. 1400

who acknowledged that they executed the above instrument

REQUESTED BY Zephyr Cove, Nevada 89448  
**DOUGLAS COUNTY TITLE**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA  
\$5.00 pk  
1984 FEB 27 PM 12:38

Paul H. Brees  
(Notary Public)

SUZANNE BEAUDREAU  
RECORDER  
Betty Nelson  
Dep

097371

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