

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

ORDER NO. 7640

IN THE MATTER OF the Deed of Trust made by ALBERT JAMES LOWRY & DARLENE LOWRY, husband and wife, Trustor, to DOUGLAS COUNTY TITLE CO., INC., a Nevada Corporation, Trustee, dated August 17, 1979, Recorded September 25 1979, as Document No. 37009, in Book 979, Page 1843, of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, A Note for \$ 28,000.00 in favor of FRANK J. HANEY AND CAROL HANEY, husband and wife as joint tenants 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:

Interest only payments due August 1, 1984, and any future installments that become due, advances to cure default on the First Deed of Trust in the amount of \$7,948.65, delinquent taxes in the amount of \$2,852.11, plus any and all advances made, if any, for real estate taxes, assessments, prior encumbrances plus all penalties and late fees.

A.P. No. 05-332-06-9

There is now owing and unpaid upon said note the sum of \$ 21,941.17 principal and interest thereon from July 1, 1984.

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 NEVADA

COUNTY OF DOUGLAS } SS

FRANK J. HANEY

CAROL HANEY

On August 23, 1984 personally appeared before me, a Notary Public, Frank J. Haney and Carol Haney who acknowledged that they executed the above instrument.



Notary Public

(SEAL)

WHEN RECORDED, MAIL TO:

FOR RECORDER'S USE

REQUESTED BY DOUGLAS COUNTY TITLE IN OFFICE OF RECORDS OF DOUGLAS COUNTY

'84 AUG 27 AM 1:51

SUZANNE BUREAU RECORDER

\$5.00 PAID DEPUTY 105722 BOOK 884 PAGE 2680