104487 F SALE OF REAL PROPERTY UNDER DEED OF TRUST (3313106)IN THE MATTER OF the Deed of Trust made by ROGER E. PHILLIPS AND CATHERINE S. PHILLIPS, husband and wife as joint tenants , Trustor, to DOUGLAS COUNTY TITLE CO., INC. \_\_\_\_, Trustee, dated October 5, Recorded November 27 1985, as Document No. 127574, in Book 1185, Page \_\_\_\_, of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, one Note for \$17,100.00 in favor of <u>HARICH TAHOE DEVELOPMENTS</u> 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: Non-payment of principal and interest payment, in the sum of \$225.50, due on July 27, 1986, and any and all subsequent payments that become due, plus all advances made, if any, for real estate taxes, assessments, fire insurance or prior encumbrances, plus all penalties and late charges. There is now owing and unpaid upon said note the sum of \$ 16,708.44principal and interest thereon from \_\_\_June 27, 1986 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 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 PAY-MENT 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. DE DEVELOPMENTS STATE OF Nevada )s.s. COUNTY OF Douglas **Executive Vice President** George Allbritten , 19 86 on October 24 \_ personally appeared before me, a Notary Public George Allbritten\* WHEN RECORDED MAIL TO: DOUGLAS COUNTY TITLE who acknowledged that he executed the above linstryment IN OFFICIAL RECORDS OF DOUGLAS TO MEMADA '86 NOV 24 P12:38 ORDER NO) AAAAAAAAA SUZANIE BEAUDREAU VALERIE 2. OF MONALY POST STATEMENT AND THE STATEMENT OF STATEMENT AND S \$ 5- PAID ME DEPUTY

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NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE

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