

Order No.  
Escrow No. 142169  
Loan No. 11-01107910/Phillips

WHEN RECORDED MAIL TO:

First American Title Company  
Post Office Box 531  
Reno, Nevada 89504  
Attention: Sharon L. Ford

201378-TSQ

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 First American Title Company of Nevada as authorized agent  
for First Western Financial Corporation a corporation is duly appointed Trustee under a Deed of Trust  
dated October 5, 1978  
executed by James H. Phillips

\_\_\_\_\_ as Trustor,  
in favor of First Western Savings Association

\_\_\_\_\_, as Beneficiary,  
recorded October 20, 1978, under Instrument No. 26525, in book 1078, page 1629, of  
Official Records in the Office of the County Recorder of Douglas County, Nevada  
securing, among other obligations, one note(s) for the sum of \$ 70,000.00

that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; 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 in that payment has not been made  
of: Principal and interest owing for September 10, 1986 and all subsequent payment which  
became due thereafter, together with all Trustee's fees and costs; plus late charges  
plus attorney fees; plus any and all sums advanced by the Beneficiary under the terms  
and provisions of said Deed of Trust.

that by reason thereof, the undersigned, present Beneficiary under such Deed of Trust, has executed and delivered to said duly ap-  
pointed Trustee, a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee, such  
Deed of Trust and all documents evidencing obligations secured thereby and has declared and does hereby declare all sums secured  
thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obli-  
gations secured thereby.

NOTICE

You may have the right to cure the default herein and reinstate the one obligation secured by such Deed of Trust above described.  
Section 107.080NRS permits certain defaults to be cured upon the payment of the amounts required by that section without re-  
quiring 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 Beneficiary or their suc-  
cessors in interest, whose name and address as of the date of this notice is

SEAL

First Western Savings Association at 2700 W. Sahara Avenue, Las Vegas, NV 89102  
(name) (address)

Dated February 24, 1987

STATE OF NEVADA  
COUNTY OF Clark } ss.

On February 24, 1987  
before me, the undersigned, a Notary Public in and for said State, per-  
sonally appeared Julie Moon and  
Jean C. Reznor

known to me to be the person (s) whose name (s)  
subscribed to the within instrument and acknowledged that

they executed the same.

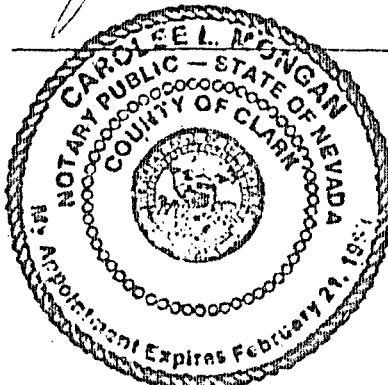
WITNESS my hand and official seal.

Signature Charles L. Morgan

FIRST WESTERN SAVINGS ASSOCIATION

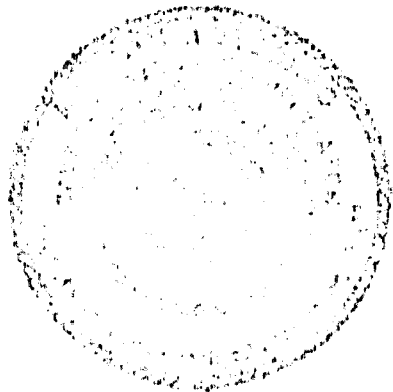
BY: Julie Moon  
Julie Moon, Assistant Vice President

BY: Jean C. Reznor, Assistant Secretary



151051  
BOOK 387 PAGE 567  
1741 (10/80)

COPY



REQUESTED BY  
**FIRST NEVADA TITLE COMPANY**  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

'87 MAR -6 A11:26

SUZANNE BERDREAU  
RECORDER  
\$ Lo PAID She DEPUTY

BOOK **151051**  
PAGE **387** 568