

NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO SELL REAL PROPERTY

IN THE MATTER OF the Deed of Trust made by J. MICHAEL SUNDE and DARLENE SUNDE, husband and wife, Trustors, to DOUGLAS COUNTY TITLE CO., INC., as Trustee, dated June 15 1983 Recorded July 13, 19 83, as Document No. 084145 in Book 783, Page 1075 in the office of the County Recorder of Douglas County, Nevada securing among other obligations, a Note for \$ 200,000.00 in favor of EDWIN W. EDWARDS and ELAINE S. EDWARDS, husband and wife as Community Property

NOTICE IS HEREBY GIVEN that a breach for an obligation of which said Deed of Trust is a security has occurred in that there has been a default as follows: NON-PAYMENT OF A MONTHLY INSTALLMENT IN THE AMOUNT OF \$1,904.68, WHICH BECAME DUE ON July 13, 1987 AND ALL SUBSEQUENT INSTALLMENTS, ACCRUED LATE CHARGES if any, UNPAID TAXES AND INSURANCE ADVANCEMENTS OF THE BENEFICIARY AND COSTS OF THE TRUSTEE.

There is now owing and unpaid upon said note the sum of \$ 195,831.63 principal and interest thereon from July 13 19 87.

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 STATEWIDE TRUST DEED SERVICES, INC, a Nevada Corporation SUBSTITUTED, 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 default and breach 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 NEVADA REVISED STATUTES 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 OCCURED. 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 for the amounts necessary to cure the default, contact the trustee.

STATE OF Louisiana)
Parish) ss
~~COUNTY~~ OF East Baton Rouge

On September 21 19 87
personally appeared before me, a
Notary Public, Deborah Davison

who acknowledged that they
executed the above instrument.

Deborah Davison
NOTARY PUBLIC

SEAL

Edwin W. Edwards
EDWIN W. EDWARDS

Elaine S. Edwards
ELAINE S. EDWARDS

Cheryl Madue

Randy A. Blythe

COPY

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'87 OCT -1 P12:44

SUZANNE BLAUDREAU
RECORDER

163540

\$ *6.00* PAID *lf* DEPUTY

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