

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

ORDER NO. 43632 MJCF

IN THE MATTER OF the Deed of Trust made by DONALD E. SHARPLESS and VIVIAN R. SHARPLESS, husband and wife, Trustor, to LAWYERS TITLE INSURANCE CORPORATION, Trustee, dated MARCH 20, 1984, Recorded MARCH 21 19 84, as Document No. 098490, in Book 384, Page 1859, of Official Records, in the office of the County Recorder of DOUGLAS County, Nevada, securing among other obligations, ONE Note for \$ 63,000.00 in favor of SIERRA SAVINGS AND LOAN ASSOCIATION 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 monthly installments, commencing on January 1, 1988 and all subsequent monthly installments, advances made on prior encumbrances, real estate taxes, assessment, fire insurance premiums, attorney fees, foreclosure costs and late charges, if any.

WESTERN TITLE COMPANY, INC. was substituted as Trustee under Substitution recorded on May 10 1988, in Book 588, page 1280, Douglas County, Nevada records.

There is now owing and unpaid upon said note the sum of \$ 62,275.06 principal and interest thereon from December 1, 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 ~~LAWYERS TITLE INSURANCE CORPORATION~~ as WESTERN TITLE COMPANY, INC. 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 Washoe } SS

ESLIC as Receiver for Sierra Savings

By: TIM FACTOR, Managing Officer

On April 28, 1988 personally appeared before me, a Notary Public, Tim Factor

who acknowledged that he executed the above instrument.

Notary Public CAROL RAJESKI (SEAL) INC - NEVADA DOUGLAS COUNTY Notary Public Mar. 13, 1981

WHEN RECORDED, MAIL TO:

RETURN TO FILE

FOR RECORDER'S USE

REQUESTED BY WESTERN TITLE COMPANY, INC. IN OFFICIAL RECORDS OF DOUGLAS CO. NEVADA

'88 MAY 10 A10:31

SUZANNE BEAUDREAU RECORDER

5- PAID DEPUTY

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BOOK 588 PAGE 1281