

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

ORDER NO. 44082 MJCF

IN THE MATTER OF the Deed of Trust made by DOUGLAS F. FITZGERALD, an unmarried man
WESTERN TITLE COMPANY, INC., formerly
LAWYERS TITLE OF NORTHERN NEVADA, INC.,
a Nevada Corporation, Trustee, dated July 30, 19 85,
Recorded August 6 19 85, as Document No. 121067, in Book 885, Page 402,
of Official Records, in the office of the County Recorder of Douglas County, Nevada,
securing among other obligations, one Note for \$ 12,000.00
in favor of EIGRAM & ASSOCIATES, INC., a California corporation 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 the entire unpaid principal balance and accrued interest which all became due and payable on July 30, 1988, plus any advances made on any prior encumbrances, real estate taxes, special assessments, fire insurance premiums, attorney fees, foreclosure fees and late charges, if any.

There is now owing and unpaid upon said note the sum of \$ 12,000.00 principal and interest thereon from July 30, 19 88.

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 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 California
COUNTY OF Los Angeles } SS

EIGRAM & ASSOCIATES, INC. a California corporation
BY: Helena Lockwood for Eigram & Assoc., Inc.
Helena Lockwood, President

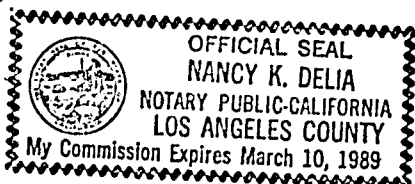
On July 22, 1988
personally appeared before me, a Notary Public,

Helena Lockwood

who acknowledged that She executed the above instrument.

Nancy K. Delia
Notary Public

(SEAL)



WHEN RECORDED, MAIL TO:

FOR RECORDER'S USE

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

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ELLANE BEAUDREAU RECORDER
500 PAID BH DEPUTY

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