

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

ORDER NO. 10-000173F

IN THE MATTER OF the Deed of Trust made by ANIBAL PEREZ-ZAPATA and MARY PEREZ-ZAPATA husband and wife, Trustor, to DOUGLAS COUNTY TITLE COMPANY, Trustee, dated August 31, 1986, Recorded October 15, 1986, as Document No. 142841, in Book 1086, Page 1710 of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, a Note for \$ 8,925.00 in favor of SAIDA OF NEVADA, INC. 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 PAYMENTS IN THE AMOUNT OF \$115.49 EACH, WHICH BECAME DUE ON July 1, 1987 AND ANY SUBSEQUENT PAYMENTS THAT BECOME DUE, PLUS ALL ADVANCES MADE, IF ANY, PLUS ALL PENALTIES, LATE CHARGES, AND SERVICE CHARGES, IF ANY, THAT MAYBE DUE.

There is now owing and unpaid upon said note the sum of \$ 8,650.61 principal and interest thereon from June 1, 1987.

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 STEWART TITLE OF DOUGLAS COUNTY a Nevada corporation, as Successor 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~~ Minnesota } COUNTY OF Hennepin } SS

On October 6, 1988 personally appeared before me, a Notary Public,

THOMAS P. SHANNON

who acknowledged that he executed the above instrument.

Mary J. Galbraith

Notary Public MARY J. GALBRAITH NOTARY PUBLIC - MINNESOTA HENNEPIN COUNTY My Comm. Expires Jan. 1, 1991 (SEAL)

FIRST FINANCIAL CAPITAL MANAGEMENT CORPORATION X Thomas P. Shannon THOMAS P. SHANNON Assistant Vice-President

FOR RECORDER'S USE

REQUEST STEWART TITLE OF DOUGLAS COUNTY IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA '88 OCT 10 P1:52 SUZANNE BEAUDREAU RECORDER \$5.00 PAID DEPUTY 188127 BOOK 1088 PAGE 920

WHEN RECORDED, MAIL TO: Stewart Title of Douglas County P.O. Box 1029 Minden, NV 89423