

203984-tsg

NOTICE OF BREACH AND ELECTION TO SELL

The Trustee, under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby.

A. PARTIES IN THE TRUST DEED:

TRUSTOR(S): EARL L. DECKER & CINDY LEE
TRUSTEE: LAWYER'S TITLE OF NORTHERN NEVADA, INC.
BENEFICIARY: SIERRA SAVINGS

B. DESCRIPTION OF THE PROPERTY:

Legally described as set forth in Exhibit A, attached hereto and incorporated herein. Said property commonly known as:
2475 SHEENA TERRACE, GARDNERVILLE, NV 89410

C. TRUST DEED INFORMATION:

DATE: JUNE 9, 1987
RECORDING DATE: JUNE 26, 1987
RECORDING: BOOK 687 DOCUMENT 157199
SUCCESSOR BENEFICIARY: FSLIC/RECEIVER FOR SIERRA SAVINGS
ASSIGNMENT RECORDING: N/A
RECORDING PLACE: Official records of the State of Nevada,
DOUGLAS County

D. DEFAULT: The Trustor(s) are in default and the Beneficiary elects to foreclose the Trust Deed for failure to pay:

1. Monthly payments:

JULY 1, 1988 thru NOVEMBER 21, 1988
5 at \$756.77
0 at \$0.00 \$ 3,783.85

2. Late charges:

\$37.84/\$0.00 for each monthly
payment not made within
15 days of its due date: \$ 189.20

3. Other Arrears:

PARTIAL PAYMENT DUE \$ 190.84
ADDITIONAL LATE CHARGES 250.78
UNAPPLIED FUNDS (CREDIT) 709.16

TOTAL AMOUNT CURRENTLY IN ARREARS: \$ 3,705.51

E. AMOUNT DUE: If not cured, the Beneficiary may declare all sums owing on the obligation and the Trust Deed immediately due and payable, being:

Principal balance: \$89,489.79

In addition to said principal, interest as provided in the note or other instrument secured, shall be payable from JUNE 1, 1988.

*** IMPORTANT: READ PAGE 2 OF THIS DOCUMENT ***

F. ELECTION TO SELL: NOTICE HEREBY IS GIVEN that the Beneficiary and Trustee, by reason of said default have elected and do hereby elect to foreclose said Trust Deed by advertisement and sale pursuant to Nevada Statutes Sections 107.025 et. seq., and to cause to be sold at public auction to the highest bidder, for cash or certified funds, the interest in the said described property which the Trustor had, or had the power to convey, at the time of the execution by him/her of the Trust Deed together with any interest the Trustor or his/her successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by said Trust Deed together with the expenses of the sale, including the compensations of the Trustee as provided by law, and the reasonable fees of Trustee's Attorneys.

G. RIGHT TO REINSTATE: NOTICE IS FURTHER GIVEN that, at any time prior to and including the FINAL REINSTATEMENT DAY set forth below, this foreclosure proceeding may be dismissed and the Trust Deed reinstated by payment to the Trustee of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or Trust Deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses to the Trustee actually incurred by Beneficiary and Trustee in enforcing the obligation and Trust Deed, together with Trustees and Attorneys fees.

FINAL REINSTATEMENT DATE: JANUARY 5, 1989

DATED: ~~NOVEMBER 31~~ ^{December 2}, 1988

TRUSTEE SERVICES INCORPORATED
P. O. BOX 17130
1133 N.W. MARKET STREET
SEATTLE, WA 98107
(800) 533-8344 - (206) 789-8344

by: Cheri Hurd
FORECLOSURE SUPERVISOR

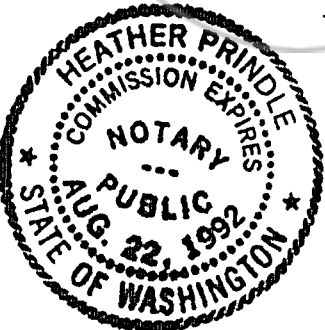
STATE OF WASHINGTON)
COUNTY OF KING)ss.

On the date written below before me personally appeared Cheri Hurd to me known to be a Foreclosure Supervisor of TRUSTEE SERVICES INCORPORATED and on oath stated that he/she executed the within and foregoing instrument on behalf of said corporation for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal ~~NOVEMBER 31~~, 1988.

^{December 2}

Heather Prindle
Notary Public in and for the State
of Washington, residing at Seattle
Commission expires 8-22-92



88111705 (NV)
DECKER-LEE
(EXHIBIT A)

All that certain lot, piece or parcel of land situate in the County of Douglas,
State of Nevada, described as follows:

The South 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of
Section 33, Township 13, North, Range 21 East, M.D.B. & M.

A.P.N. 23-160-08

TOGETHER WITH a right of way for road and utility purposes as contained in Deed
recorder December 3, 1979, in Book 1279, Page 010, Document No. 39254, of Official
Records of Douglas County, Nevada.

SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA.

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

'88 DEC -7 A11 :17

SUZANNE BLAUDREAU
RECORDER

\$ 7⁰⁰ PAID *[Signature]*

192158
DEPUTY BOOK 1288 PAGE 971