

WHEN RECORDED MAIL TO:
FIRST CENTENNIAL TITLE COMPANY
530 EAST PLUMB LANE
RENO, NEVADA 89502

ROSSI/KLAWSNIK
49313-FCL

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

NOTICE IS HEREBY GIVEN:

WHEREAS, on October 17, 1990, DINO R. ROSSI and SUSAN M. ROSSI, husband and wife, executed as Trustor a Deed of Trust wherein FIRST CENTENNIAL TITLE COMPANY OF NEVADA, INC., a Nevada corporation, duly appointed Trustee, in favor of ANTHONY KLAWSNIK and EDNA MAY KLAWSNIK, Co-Trustees of THE KLAWSNIK LIVING TRUST, dated April 11, 1989, as Beneficiary, recorded October 17, 1990, as Document No. 236918, in Book 1090, Page 2763, of Official Records in the office of the County Recorder of Douglas County, Nevada, securing among other obligations one note dated October 17, 1990, for the principal sum of \$45,000.00; and

WHEREAS, that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that default has been made in the failure to pay the April 17, 1991 interest only installment in the amount of \$675.00, and in the failure to perform any other term, covenant or condition contained in the Deed of Trust securing the Promissory Note; together with all costs, fees and charges as provided for in said Deed of Trust and Note; together with all subsequent installments, costs, fees and charges incurred, whether prior to or subsequent to the date hereof, including property taxes, and any advances that have been made prior to or will be made during the term of this notice;

NOTICE: that by reason thereof, the undersigned, present Beneficiary under said Deed of Trust, have executed and delivered to said duly appointed Trustee, a Declaration of Default and have deposited to said duly appointed Trustee, such Deed of Trust and all Documents evidencing obligations secured thereby, and have elected to consider all of the unpaid balance of principal and interest, together with attorneys fees and costs that have been incurred and will hereafter accrue, all in accordance with the terms of said Promissory Note and Deed of Trust, and the undersigned has elected to sell or cause to be sold the real property described in said Deed of Trust to satisfy said obligation.

You may have the right to cure the default herein and reinstate the one 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 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 the Trustor or Trustors 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 Foreclosure Office of FIRST CENTENNIAL TITLE COMPANY OF NEVADA, 530 East Plumb Lane, Reno, Nevada 89502, Telephone No. (702) 826-5800, between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.

