

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

ORDER NO. _____

IN THE MATTER OF the Deed of Trust made by ETHEL P. THOMPSON, a widow, and CAROL THOMPSON BERNING, a married woman, as her sole and separate property, Trustor, to WESTERN TITLE COMPANY, INC., a Nevada corporation, Trustee, dated August 2, 1990, Recorded August 9, 1990, as Document No. 231979, in Book 890, Page 1161, of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, one Note for \$ 91,000.00 in favor of JOHN R. BURGMAN, an unmarried man 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 became due on June 1, 1991, plus any advances made on prior encumbrances, real estate taxes, fire insurance premiums, special assessments, attorney fees, foreclosure fees and late charges, if any.

A Notice of Additional Advance, in the sum of \$16,500.00, was recorded on February 6, 1991, in Book 291, page 552, as Document No. 244366, Douglas County Records.

There is now owing and unpaid upon said note the sum of \$ 107,500.00 principal and interest thereon from June 1, 1991.

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., a Nevada corporation, as 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

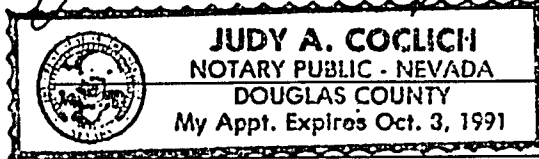
YOU MAY HAVE THE RIGHT TO CURE THE DEFAULT HEREIN AND REINSTATE THE OBLIGATION SECURED BY SUCH DEED OF TRUST ABOVE DESCRIBED. SECTION 107.080 NRS PERMITS CERTAIN DEFAULTS TO BE CURED UPON THE PAYMENT OF THE AMOUNTS REQUIRED BY THAT SECTION WITHOUT REQUIRING PAYMENT OF THAT PORTION OF PRINCIPAL AND INTEREST 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 Douglas } SS

John R. Burgman
John R. Burgman

On June 13, 1991 personally appeared before me, a Notary Public, John R. Burgman



who acknowledged that he executed the above instrument.

Judy A. Coclich
Notary Public
Judy A. Coclich
(SEAL)

FOR RECORDER'S USE

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA
91 JUN 17 P12:26
SUZANNE BEAUDREAU
RECORDER
\$5.00 PAID *KJ* DEPUTY
253011

WHEN RECORDED, MAIL TO:

return to file