

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

ORDER NO. 50174 JCF

IN THE MATTER OF the Deed of Trust made by ALTON PIGG, a single man, Trustor, to WESTERN TITLE COMPANY, INC., a Nevada corporation, Trustee, dated August 2, 1989, Recorded August 25, 1989, as Document No. 209479, in Book 889, Page 3740, of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, one Note for \$ 31,542.93 in favor of NOAH A. VAN HOOK AND REBECCA A. VAN HOOK, husband and wife as joint tenants 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 monthly installment which became due on March 23, 1990 and all subsequent installments, including the balloon payment which became due on August 25, 1990, plus any advance made on prior encumbrances, real estate taxes, fire insurance premiums, special assessments, attorney fees, foreclosure fees and late charges, if any.

There is now owing and unpaid upon said note the sum of \$ 35,494.53 principal and interest thereon from February 23, 1990.

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 ~~LAWYERS TITLE INSURANCE CORPORATION~~ WESTERN TITLE COMPANY, INC., 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~~ ^{HAWAII} }
COUNTY OF ~~CLATSOP~~ ^{HAWAII} } SS

Noah A. Van Hook
NOAH A. VAN HOOK
Rebecca A. Van Hook
REBECCA A. VAN HOOK

On THE 29th day of May, 1991 personally appeared before me, a Notary Public, NOAH A. VAN HOOK & REBECCA A. VAN HOOK who acknowledged that they executed the above instrument.

Mark J. Kelly
Notary Public

(SEAL) **SEAL**

WHEN RECORDED, MAIL TO:
return to file

FOR RECORDER'S USE
REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA
91 JUN 18 12:23
SUZANNE STAUDREAU
RECORDER
253105
\$ 5.00 PAID KD DEPUTY
BOOK **691** PAGE **2633**