## NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

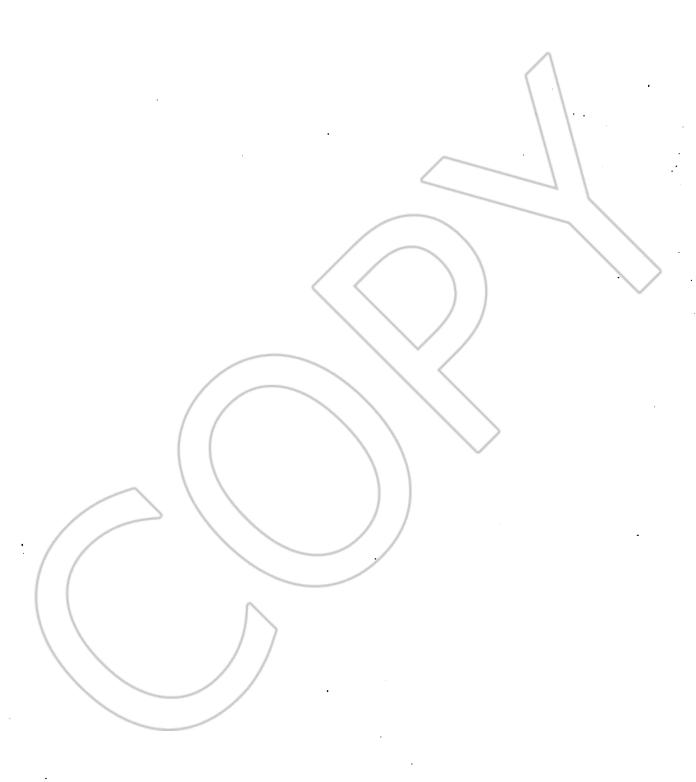
FORECLOSURE NO. D-63457-5

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| NOTICE IS HEREBY GIVEN:  |   |
|--|---|
| That FIRST COMMERCIAL TITLE, INC., a Nevada corpora  | ation, is Trustee under a deed of trust dated   |
| December 8th , 19 77 , executed  | by RICHARD A. FRASER, an  |
| unmarried man,   | as Trustor,   |
| to secure obligations in favor of <u>DICK PIERATT and N</u>  | MARY L. PIERATT, husband and  |
| wife, as joint tenants,  | as Beneficiary,   |
| recorded <u>December 9,</u> 19 77 , Document No. <u>, 15729</u>  | 9, in Book <u>1277,</u> Page <u>455</u> of  |
| Official Records in the Office of the Recorder of <u>DOUGLAS</u> land therein as:  Lot 4, Block l, as shown on the official SUBDIVISION, recorded in the office of the County, State of Nevada, on October 5, 19   | map of CAVE ROCK VILLAGE<br>ne County Recorder of Douglas                                 |
| said obligation includingone_ note for the   | e sum of \$ 27,000.00   |
| That the beneficial interest under such deed of trust and by the undersigned; by Assignment recorded 6-20 county, Nevada, records.  That a breach of, and default in, the obligations for which  | 19-91 as Doc.# 253/45, Douglas  |
| in that payment has not been made of:  |   |
| The monthly instalment of \$300.00 payable on July 9, 1990, together monthly instalments which become duthis default;  | with all subsequent   |
| AND ALSO TOGETHER WITH any ensuing during the term of this default, in and the Trustee's fees and costs inco   | cluding Attorney fees,  |
| That by reason thereof, the undersigned, present Benefico exercise the power of sale, and further declares that Beneficunpaid balance in accordance with the terms of said Promissonas elected to sell or cause to be sold said real property despobligation.                            | eficiary does hereby accelerate the entire<br>bry Note and deed of trust, and Beneficiary |
| This notice is subject to Chapter 107 of Nevada Revis acceleration shall not occur if the deficiency in performance costs, fees, and expenses incident to the preparation or recomaking good of the deficiency in performance or payment are rom recordation and mailing of this notice. | or payment is made good and any and all ordation of such notice and incident to the       |
| Dated: June 17, 1991.  |   |
|  | Lik Vienath   |
| DICK   | PIERATT   |
| COUNTY OF WASHOE )   |   |
| ) SS:<br>STATE OF NEVADA )   |   |
| On this 17th day of June,  | 19 91 , personally appeared before me,  |
| he person described in and who executed the within and foreg<br>ne that (he/she/they) executed the same freely and voluntar<br>nentioned.  |   |

In witness whereof, I have hereunto set my hand and affixed my seal the day and year first above written.

NOTARY PUBLIC



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

'91 JUN 19 All :42

SUZANNE BEAUDREAU
RECORDER
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