

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

FORECLOSURE NO. D-63457-5

NOTICE IS HEREBY GIVEN:

That FIRST COMMERCIAL TITLE, INC., a Nevada corporation, is Trustee under a deed of trust dated December 8th, 1977, executed by RICHARD A. FRASER, an unmarried man, as Trustor, to secure obligations in favor of DICK PIERATT and MARY L. PIERATT, husband and wife, as joint tenants, as Beneficiary, recorded December 9, 1977, Document No., 15729, in Book 1277, Page 455 of Official Records in the Office of the Recorder of DOUGLAS County, Nevada, describing land therein as: Lot 4, Block 1, as shown on the official map of CAVE ROCK VILLAGE SUBDIVISION, recorded in the office of the County Recorder of Douglas County, State of Nevada, on October 5, 1953, as Document No. 9223, said obligation including one note for the sum of \$ 27,000.00.

That the beneficial interest under such deed of trust and the obligations secured thereby are owned by the undersigned; by Assignment recorded 6-19-91 as Doc.# 253145, Douglas County, Nevada, records.

That a breach of, and default in, the obligations for which such deed of trust is security has occurred in that payment has not been made of:

The monthly instalment of \$300.00, which was due and payable on July 9, 1990, together with all subsequent monthly instalments which become due during the term of this default;

AND ALSO TOGETHER WITH any ensuing charges which accrue during the term of this default, including Attorney fees, and the Trustee's fees and costs incurred.

That by reason thereof, the undersigned, present Beneficiary under such deed of trust has elected to exercise the power of sale, and further declares that Beneficiary does hereby accelerate the entire unpaid balance in accordance with the terms of said Promissory Note and deed of trust, and Beneficiary has elected to sell or cause to be sold said real property described in said deed of trust to satisfy said obligation.

This notice is subject to Chapter 107 of Nevada Revised Statutes, which provide, inter alia, that acceleration shall not occur if the deficiency in performance or payment is made good and any and all costs, fees, and expenses incident to the preparation or recordation of such notice and incident to the making good of the deficiency in performance or payment are paid within a period of thirty-five (35) days from recordation and mailing of this notice.

Dated: June 17, 1991.

Dick Pieratt signature and name DICK PIERATT

COUNTY OF WASHOE)
STATE OF NEVADA) SS:

On this 17th day of June, 1991, personally appeared before me, DICK PIERATT, personally, known to me to be the person described in and who executed the within and foregoing instrument, and who acknowledged to me that (he/she/they) executed the same freely and voluntarily and for the uses and purposes therein mentioned.

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

Josephine Leverett signature and NOTARY PUBLIC

JOSEPHINE LEVERETT Notary-Public State of Nevada Appointment Recorded in Washoe County MY APPOINTMENT EXPIRES SEPT. 7, 1994

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COPY

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

'91 JUN 19 AM 1:42

SUZANNE BEAUDREAU
RECORDER
\$12⁰⁰ PAID Bh DEPUTY

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