

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

ORDER NO. B54068JCF

IN THE MATTER OF DEED OF TRUST made by GARY H. STENZEL AND KIM E. STENZEL, husband and wife, Trustor, to WESTERN TITLE COMPANY, INC., a Nevada corporation, Trustee dated SEPTEMBER 10, 1992

Recorded SEPTEMBER 11, 1992, as Document No. 288077, in Book 992, Page 1892 of Official Records, in the office of the County Recorder of DOUGLAS County, Nevada, securing among other obligations, 1 Note for \$ 62,500.00 in favor of ROLAND FAIFEREK AND LEE FAIFEREK, husband and wife 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 THAT MONTHLY INSTALLMENT WHICH BECAME DUE ON 1/11/93 PLUS ANY AND ALL SUBSEQUENT INSTALLMENTS WHICH MAY BECOME DUE AND ADVANCE MADE ON PRIOR ENCUMBRANCES, SPECIAL ASSESSMENTS, FIRE INSURANCE PREMIUMS, REAL ESTATE TAXES, LATE CHARGES, FORECLOSURE FEES AND ATTORNEY FEES, IF ANY.

There is now owing and unpaid said note the sum of \$62,416.37 principal PLUS interest thereon from DECEMBER 11, 1992

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., 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 WITH 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)

On FEBRUARY 10, 1993 personally appeared before me, a Notary Public, ROLAND FAIFEREK & LEE FAIFEREK

Handwritten signatures of Roland Faiferek and Lee Faiferek with printed names below.

Notary Public seal for JUDY A. COCLICH, State of Nevada, Appointment Recorded in Carson City, MY APPOINTMENT EXPIRES OCT. 3, 1995.

who acknowledged that they executed the above instrument. Notary Public signature of Judy A. Coclich.

JUDY A. COCLICH WHEN RECORDED MAIL TO:

REQUESTED BY WESTERN TITLE COMPANY, INC. IN OFFICIAL RECORDS OF DOUGLAS CO. NEVADA

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