

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

ORDER NO. B55005JCF

IN THE MATTER OF DEED OF TRUST made by RICHARD EDWIN EGER AND EMILY MARIE EGER, husband and wife as Joint Tenants, Trustor, to FIRST NEVADA TITLE COMPANY, a Nevada corporation, Trustee dated November 7, 1991

Recorded November 18, 1991, as Document No. 265285, in Book 1191, Page 2844 of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, Note for \$16,900.00 in favor of CAROLA KRONFOTH 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 CERTAIN MONTHLY INSTALLMENT WHICH BECAME DUE ON JULY 18, 1993, AND ANY AND ALL SUBSEQUENT INSTALLMENTS WHICH MAY BECOME DUE, PLUS ADVANCES, IF ANY, MADE ON PRIOR ENCUMBRANCES, REAL ESTATE TAXES, FIRE INSURANCE PREMIUMS, SPECIAL ASSESSMENTS, LATE CHARGES, FORECLOSURE FEES AND ATTORNEY FEES, IF ANY.

WESTERN TITLE COMPANY, INC. was substituted as Trustee by Substitution recorded on October 6, 1993, in Book 1193, at page 729, Douglas County, NV records. There is now owing and unpaid said note the sum of \$15,046.34 principal and /interest thereon from June 18, 1993 plus

By reason of said breach and default, it is hereby declared aht 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 Substituted 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 Montana
COUNTY OF Ravallo

Carola Kronfoth
CAROLA KRONFOTH

On 6-2-93
personally appeared before me, a Notary Public,

Carola Kronfoth

who acknowledged that she executed the above instrument

SEAN Dawn E. Schmutz
NOTARY PUBLIC

DAWNE E. SCHMAUTZ
NOTARY PUBLIC of the State of Montana
Residing at Stevensville, Montana
My Commission Expires November 3, 1995

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

93 OCT -6 P12:30

WHEN RECORDED MAIL TO:

return to file

319490

BK 1093 PG 0730

SUZANNE BEAUDREAU
RECORDER
\$7.00 PAID K2 DEPUTY