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

ORDER NO. B57032JCF

IN THE MATTER OF DEED OF TRUST made by PORSCHE L. BALLARD, an unmarried woman

,Trustor, to WESTERN TITLE COMPANY, INC., a Nevada corporation **,Trustee dated** AUGUST 28 **,19** 91

Recorded SEPTEMBER 4 **,19** 91 **as Document No.** 259493 **, in Book** 991 **, Page** 246 **of Official Records, in the office of the County Recorder of** DOUGLAS **County, Nevada, securing among other obligations,** 1 **Note for $** 12,000.00 **in favor of** TED L. WINGER, TRUSTEE OF THE TED L. WINGER FAMILY TRUST, DATED JUNE 11, 1990 **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 JUNE 3, 1993, AND ANY AND ALL SUBSEQUENT INSTALLMENTS WHICH MAY BECOME DUE, PLUS ADVANCES, IF ANY, MADE ON PRIOR ENCUMBRANCES, REAL ESTATE TAXES, SPECIAL ASSESSMENTS, FIRE INSURANCE PREMIUMS, FORECLOSURE FEES AND LATE CHARGES.

There is now owing and unpaid said note the sum of $ 10,576.66 **principal and/interest thereon from** MAY 30 **.19**93 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. **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 CERRTAIN 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.

Ted L. Winger, Trustee

TED L. WINGER, TRUSTEE

STATE OF NEVADA

COUNTY OF DOUGLAS)

On JANUARY 5, 1994 **personally appeared before me, a Notary Public,**

TED L. WINGER

who acknowledged that he **executed the above instrument**

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

Judy A. Coclich

NOTARY PUBLIC

WHEN RECORDED MAIL TO:

RETURN TO FILE

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

'94 JAN 10 P12:15

SUZANNE BEAUDREAU
RECORDER

$ 7.00 PAID K2 DEPUTY

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