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

ORDER NO. B57339JCF

RETURN TO FILE

IN THE MATTER OF DEED OF TRUST made by RICHARD MICHAEL CHRISTENSEN AND MARIANNE CHRISTENSE
HISBAND AND WIFE, AS JOINT TENANIS , Trustor, to SIEWART TITLE OF DOUGLAS COUNTY, A NEVADA CORPORATION
,Trustee datedSEPTEMBER 15,1993
Recorded <u>SEPTEMBER 16,1993</u> , as Document No.317677, in Book 993, Page 2845 of Official Records, in the office of the County Recorder of <u>DOUGLAS</u> County, Nevada, securing among other obligations, 1 Note for \$ 120,950.00 in favor of HUBERT DENNIS, AN UNMARRIED MAN 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 January 16, 1994, plus any and all subsequent installments which may become due, plus advances, if any, made on prior encumbrances, fire insurance premiums, real estate taxes, special assessments, attorney fees, late charges and/or foreclosure fees. WESTERN TITLE COMPANY, INC., was substituted as Trustee by Substitution recorded on February 11,1994, in Book 294, at page 2013, as Document No. 29903, Douglas County Nevada records. There is now owing and unpaid said note the sum of \$120,740.32
principal and/interest thereon from December 16, 1993 xxxlx
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 MESTERN 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 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.
STATE OF NEVADA HUBERT DENNIS HUBERT DENNIS
COUNTY OF DOUGLAS)
On FEBRUARY 9, 1994 personally appeared before me, a Notary Public, JUDY A. COCLICH Notary Public - State of Nevada Applitment Recorded in Current City MY AFSO HIMENT EXFIRES OCT. 3, 1995
HUBERT DENNIS
who acknowledged that he executed the above instrument. WESTERN TITLE COMPANY, INC. IN OFFICIAL RECORDS OF DOUGLAS CO NEVADA
WHEN RECORDED MAIL TO: 94 FEB 11 PI2:17

329904 BK0294PG2**07**4 SUZANNE BEAUDREAU
RECORDER
PAIL KO DEPUTY