

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

ORDER NO. B70479JCF

IN THE MATTER OF DEED OF TRUST made by DOUGLAS O. DEES and SEQUETA V. DEES, Trustor, to WESTERN TITLE COMPANY, INC.

, Trustee dated MARCH 10, 1992

Recorded MARCH 19, 1992, as Document No. 273603, in Book 392, Page 3089 of Official Records, in the office of the County Recorder of DOUGLAS County, Nevada, securing among other obligations, 1 Note for \$51,000.00 in favor of NEVADA BANKING COMPANY 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 THE BALLOON PAYMENT WHICH BECAME DUE ON APRIL 10, 1995, PLUS ADVANCES, IF ANY, MADE ON PRIOR ENCUMBRANCES, SPECIAL ASSESSMENTS, REAL ESTATE TAXES, FIRE INSURANCE PREMIUMS, ATTORNEY FEES, FORECLOSURE FEES AND LATE CHARGES, IF ANY. WESTERN TITLE COMPANY, INC. WAS SUBSTITUTED AS TRUSTEE BY SUBSTITUTION OF TRUSTEE RECORDED ON 52295, IN BOOK 595, AT PAGE 3388, AS DOCUMENT NO.

DOUGLAS COUNTY, NEVADA RECORDS. There is now owing and unpaid said note the sum of \$52,721.54 principal and interest thereon from February 22 through May 17, 1995

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.

STATE OF NEVADA
COUNTY OF DOUGLAS )

Wayne Snyder - EXECUTIVE VICE PRESIDENT
NEVADA BANKING COMPANY
P.O. BOX 5700
STATELINE, NV 89449

On MAY 17, 1995
personally appeared before me, a
Notary Public, Wayne Snyder,

Executive Vice President, Nevada
Banking Company

who acknowledged that he
executed the above instrument

Diane Means
NOTARY PUBLIC

WHEN RECORDED MAIL TO:

RETURN TO FILE



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

'95 MAY 22 12:31

LINDA SLATER
RECORDER

\$ 7.00 PAID DEPUTY

362574

BK0595PG3389