M75345756 ORDER NO. AT1492

## NOTICE OF DEFAULT AND ELECTION TO SELL

## TO WHOM IT MAY CONCERN:

WHEREAS, on the 5th day of February, 1996, CURTIS D. SIEVERS AND JANET L. SIEVERS, husband and wife as joint tenants with rights of survivorship as Trustor, executed a Deed of Trust wherein AMERICAN TITLE & ESCROW, INC. is Trustee for EUGENE D. VAUGHAN, and VERA M. VAUGHAN, husband and wife as joint tenants with the right of survivorship, are Beneficiaries, as security for the payment of a Promissory Note made, executed and delivered on the 5th day of February, 1996, which said Deed of Trust was recorded on the 8th day of February, 1996, Book 296, Page 1327, as Document No. 380819, Official Records, Douglas County, Nevada; and

WHEREAS, a breach of the obligation for which said transfer in trust as security was made has occurred in that default has been made in the failure to pay the installment of interest due on May 8, 1997, and in the failure to pay each such monthly installment that thereafter became due, and in the failure to perform other terms, covenants or conditions contained in the Deed of Trust securing the Promissory Note and to be performed by Trustor, whether such failure to perform occurred prior to or subsequent to the date hereof, together with penalties and advances that have been incurred or made or will be incurred or made during the period of default;

NOTICE IS HEREBY GIVEN that the undersigned (has) (have) elected to consider all of the unpaid balance of principal and interest to be due in consequence of said default, together with attorney's fees and costs that have been incurred and will hereafter accrue, all in accordance with the terms of said Promissory Note and Deed of Trust, and the undersigned have elected to sell or cause to be sold the real property described in said Deed of Trust to satisfy said obligation.

To obtain further information with respect to this Notice of Default and Election to Sell, contact the Foreclosure Office of AMERICAN TITLE & ESCROW, INC., #1 South Main Street, Yerington, Nevada 89447, Telephone No. (702) 463-0177, between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.

DATED: 9-22, 19 97.

AMERICAN TITLE & ESCROW, INC.

By: \_\_\_\_

DONNA GLOCK, President

STATE OF NEVADA

COUNTY OF LYON

ss.

On this 22 day of Getober, 1997, before me, a Notary Public, personally appeared DONNA GLOCK, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this NOTICE OF DEFAULT AND ELECTION TO SELL and acknowledged that she executed it freely and voluntarily, and for the uses and purposes therein mentioned

and for the uses and purposes therein mentioned.

NOTARY PUBLIC

W. R. PAGE

Motary Public - State of Nevada

Microinliment Recorded in Lyon County

MY AIPOINTMENT EXPIRES MAR. 22, 1993

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WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

'97 NOV -7 P12:35

LINDA SLATER
RECORDER

PAID LO DEPUTY

TERZICH & JACKSON, LTD.
Post Office Box 1210
Gardnerville, Nevada 89410