

FORECLOSURE NO. 00-19

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

In the matter of the Deed of Trust made and executed by Beltran Velasquez and Karolyne J. Velasquez, husband and wife as joint tenants TRUSTORS and American Securities Company of Nevada, as duly authorized TRUSTEE.

SAID Deed of Trust is dated July 12, 1994 and recorded July 18, 1994 as Instrument No. 342012, Book 794, Page 2394 of Official Records in the Office of the County Recorder of Douglas County, Nevada, securing among other obligations, one note(s) in the amount of \$102,400.00 in favor of First Interstate Bank of Nevada, N.A., now Wells Fargo Bank Nevada, N.A., successor in interest, as Beneficiary.

**NOTICE IS HEREBY GIVEN** that the breach of an obligation for which said Deed of Trust is a security has occurred in that there has been a default(s) in the payment of the principal and interest due on December 15, 1999.

**THERE IS NOW OWING AND UNPAID** upon said note the principal sum of \$84,545.48 plus arrearages now owing and unpaid through February 29, 2000 in the amount of \$3,135.24 principal and interest, plus any late charges, taxes and/or miscellaneous fees hereafter incurred.

By reason of said breach and default, it is hereby declared that the whole of said unpaid amount of said note and all other sums secured by said Deed of Trust are immediately due and payable, and notice is hereby given of the election of the undersigned to cause TRUSTEE to sell the property described in the Deed of Trust in the manner provided therein; and

**NOTICE IS FURTHER HEREBY GIVEN** that the beneficiary has 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.

February 23, 2000

**WELLS FARGO BANK NEVADA, N.A.**  
Successor in interest to First Interstate Bank of Nevada

By: 

Paul Lathrop  
LST Banker

0486888

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STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On this 23<sup>rd</sup> day of February, 2000 personally appeared before me, Paul Lathrop, known to me to be the person who executed the foregoing instrument, or proved to be the same based upon the presentation of satisfactory evidence, and who acknowledged that he/she executed the same freely and voluntarily and for the uses and purposes therein stated.

*Philomena Plunket*  
Notary Public



PHILOMENA PLUNKET  
NOTARY PUBLIC  
STATE OF NEVADA  
Appointment Recorded in Washoe County  
Expires Nov. 15, 2003

SPACE BELOW FOR RECORDER'S USE

When recorded mail to:

Wells Fargo Bank Nevada, N.A.  
Philomena Plunket MAC NO. S4651-027  
P. O. Box 11070  
Reno, Nevada 89510

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

2000 FEB 25 PM 12: 13

LINDA SLATER  
RECORDER

\$ 8.00 PAID KJ DEPUTY

0486888

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