

WHEN RECORDED MAIL TO:  
WESTERN TITLE COMPANY INC.  
1626 Hwy 395  
Minden, NV 89423

Foreclosure No: 83359-ICF

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

IN MATTER OF DEED OF TRUST made by LAWRENCE H. BIEHN and KAREN S. BIEHN, husband and wife, as joint tenants

Trustor, to **WESTERN TITLE COMPANY, INC.**, a Nevada corporation, Trustee, dated **SEPTEMBER 14, 1999** recorded **SEPTEMBER 14, 1999** as Document No. **0476579**, in Book **0999** Page **2626**, of Official Records, in the office of the County Recorder of **DOUGLAS** County, Nevada, securing among other obligations, (1) Note(s) for **\$256,500.00**, in favor of **THE GEORGETTE MADDOX 1988 LIVING TRUST Dated 12/22/88, GEORGETTE MADDOX, Trustee, as to an undivided 1/2 interest and SCARPELLO & ALLING, LTD. PROFIT SHARING PLAN AND TRUST as to an undivided 1/2 interest, Beneficiary**

NOTICE IS HEREBY GIVEN that breach of an obligation for which said Deed of Trust is security has occurred in that there has been default as follow;

\* NON-PAYMENT OF THAT CERTAIN MONTHLY INSTALLMENT WHICH BECAME DUE ON 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.

There is now owing and unpaid on said not the sum of **\$286,499.95** Principal and interest thereon from **02/14/2000**

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 is immediately due and payable, and notice is hereby given of the election of the undersigned to cause

WESTERN TITLE COMPANY, INC., a Nevada corporation, Trustee substituted Trustee, instrument recorded \*\*\*\*\*, in Book \*\*\*\* at Page \*\*\*\*\*, as Document No. \*\*\*\*\*

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 CERTAIN 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 HAS NO DEFAULT OCCURED. WHERE REINSTATEMENT IS POSSIBLE, IF THE DEFAULT IS NOT CURED WITHIN 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.**

Property Address: 1349 Santa Cruz Drive, Minden Nevada (APN 21-030-17)

To determine if reinstatement is possible and the amount, if any, necessary to cure default, contact the TRUSTEE.

STATE OF NEVADA  
COUNTY OF DOUGLAS  
Carson City )ss.

On June 28, 2000,  
before me, a notary public,  
personally appeared  
**GEORGETTE MADDOX** and  
**FRED SCARPELLO**

personally known or proved to me

to be the person(s) whose name(s) are  
subscribed to the above  
instrument who acknowledged that they  
executed the instrument.

*Georgette Maddox, Trustee*  
\_\_\_\_\_  
GEORGETTE MADDOX, TRUSTEE

*Fred Scarpello*  
\_\_\_\_\_  
SCARPELLO & ALLING, LTD. PROFIT  
SHARING PLAN AND TRUST

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 JUN 30 AM 9:15

LINDA SLATER  
RECORDER

\$ 7<sup>00</sup> PAID KJ DEPUTY

*Karen D. Brazzell*  
\_\_\_\_\_  
Notary Public



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