

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

Foreclosure No:
84138-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 **DEBORAH K. BAILEY**, an unmarried woman Trustor, to **WESTERN TITLE COMPANY, INC.**, a Nevada corporation, Trustee, dated **December 28th, 1998** as Document No **0460715 Book 0299 page 1730**, of Official Records, in the office of the County Recorder of **DOUGLAS** County, Nevada, securing among other obligations, (1) Note(s) for **\$105,700.00**, in favor of **SHARALEE JORGENSEN**, a married woman as her sole and separate property, **JOHN CRESSATY**, a married man as his sole and separate property and **JUDY WILLIAMS**, a married woman as her sole and separate property, all together as Joint Tenants, 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 note the sum of \$ **104,180.99** Principal and interest thereon from **December 8, 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, 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 hereto 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:
1457 Douglas Ave, Gardnerville NV 89410
APN 1320-32-813-014

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

STATE OF Nevada
COUNTY OF Douglas)SS.

On January 26, 2001
before me, a notary public,
personally appeared SHARALEE JORGENSEN,
JOHN CRESSATY, JUDY WILLIAMS

personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that they executed the instrument.

Sharalee Jorgensen
SHARALEE JORGENSEN
John Cressaty
JOHN CRESSATY
Judy Williams
JUDY WILLIAMS

Sandy Storke
Notary Public

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

2001 JAN 29 PM 4:05

LINDA SLATER
RECORDER

\$ 7.00 PAID K2 DEPUTY



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