

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

2003 SEP -3 AM 11:45

WERNER CHRISTEN
RECORDER

\$150 PAID *PC* DEPUTY

APN #1320-35-001-031
F/C No. 2003-72

89038T50

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

In the matter of the Construction Deed of Trust made and executed by Arthur Henry Moran and Belinda Moran, husband and wife as joint tenants, TRUSTORS and American Securities Company of Nevada, as duly authorized TRUSTEE.

SAID Construction Deed of Trust is dated December 2, 1998 and recorded December 3, 1998 as Instrument No. 0455666, Book 1298, Pages 1002-1007 of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, securing among other obligations, one Promissory Note in the amount of \$250,000.00 in favor of Nevada Banking Company now Wells Fargo Bank Northwest, formerly known as First Security Bank, N.A. as Beneficiary.

NOTICE IS HEREBY GIVEN that there has been a default and breach of the obligation for which said Deed of Trust is a security as follows:

In accordance with Loan Modification Agreement dated April 30, 2003 by and between Arthur H. Moran and Belinda B. Moran (borrowers) and Wells Fargo Bank Northwest, N.A., as Lender, said loan matured on August 5, 2003 and borrowers have failed to repay the unpaid principal balance of \$245,973.48, plus interest and late charges as of August 26, 2003 in the amount of \$14,734.57, for a total amount of \$260,708.05 now due and payable in full, together with any additional late charges, interest, taxes, attorney fees 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.

August 28, 2003

Wells Fargo Bank Northwest, N.A., formerly known as
First Security Bank, N.A, successor to Nevada Banking Co.

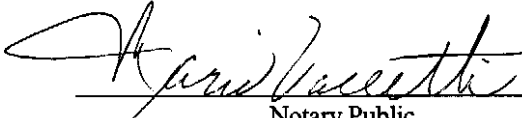
BY: *Daron Thom*
Daron Thom, Vice President

0588573

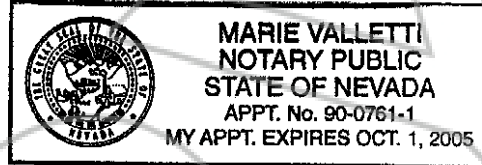
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STATE OF NEVADA)
)
COUNTY OF CLARK)

On this 28 day of August, 2003 personally appeared before me, Daron Thom, 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.



Notary Public



Recording requested by:
Please mail recorded document to:

American Securities Company of Nevada
C/o Philomena Plunket, MAC S4649-013
5340 Kietzke Lane #101
Reno, NV 89511

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