

Foreclosure No. 207-096

WHEN RECORDED MAIL TO:
Stephen V. Novacek, Esq.
Hale, Lane, Peck, Dennison
and Howard
50 W. Liberty St., Suite 650
P.O. Box 3237
Reno, NV 89505

LV-628639-TSG (LINCOLN)

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 by OWEN KAY DONOHUE and JANA KAY DONOHUE, husband and wife, to NEBACO, INC., Trustee, dated May 1, 1980, recorded May 30, 1980, as Document No. 68657, in Book 37, page 437, of Official Records, in the office of the County Recorder of Lincoln County, Nevada, securing among other obligations, a note for \$36,600.00 in favor of NEVADA NATIONAL BANK.

The beneficial interest under the above-described Deed of Trust was assigned to STATE OF NEVADA HOUSING DIVISION, by instrument recorded May 30, 1980, as Document No. 68658, in Book 37, page 441 of Official Records, in the office of the County Recorder of Lincoln County, Nevada.

NOTICE IS HEREBY GIVEN that a breach of an obligation for which said Deed of Trust is security has occurred in that there has been a default in the payment of the principal and interest instalment in the sum of \$281.45 due August 1, 1981, together with all subsequent instalments; and any and all late charges, taxes or assessments due.

There is now owing and unpaid upon said note the principal sum of \$36,298.80, together with interest thereon from July 1, 1981.

By reason of said breach and default, it is hereby declared that the entire unpaid amount of said note and all other sums secured by the 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.

NRS Section 107.080 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 had no default occurred. Where reinstatement is possible if the default is not cured within 35 days following recording and mailing of the Notice to Trustors or Trustors' successor in interest, the right of reinstatement will terminate and the property may thereafter be sold. The Trustors may have the right to bring a court action to assert the non-existence of a default or any other defense of Trustors to acceleration and sale.

To determine if reinstatement is possible and the amount, if any, to cure the default, contact Laura E. McKinney, Nevada National Bank, Real Estate Department, 350 South Center, Reno, Nevada, 785-6686.

1.

Hale, Lane, Peck, Dennison and Howard
Attorneys and Counselors at Law
Reno, Nevada

BOOK

50 PAGE 615

ind

DATED: This 17th day of June, 1982.

STATE OF NEVADA HOUSING DIVISION,

By: Mamie Chinn

Mamie Chinn

Loan Administration Officer

STATE OF NEVADA)

County of CARSON CITY)

) ss:

On 17 June, 1982, before me, the undersigned, a Notary Public for said State, personally appeared Mamie Chinn, known to be to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

Fern A. Wolff
Notary Public



75715

FILED AND RECORDED AS MORTGAGE OF
FIRST AMERICAN TITLE
JUNE 30, 1982
IN 20 VOLUMES PAGE 7 OF BOOK
IN BOOK 50 OF OFFICIAL
RECORDS, PAGE 616 LINCOLN
COUNTY, NEVADA.

Genie A. Taylor
COUNTY RECORDER