

Frontier Title Company
Foreclosure Dept.

132121

NOTICE OF BREACH AND ELECTION TO SELL
UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN:

That STEWART TITLE OF NORTHEASTERN NEVADA, a Nevada corporation dba FRONTIER TITLE COMPANY is Trustee under a Deed of Trust dated May 17, 1977, executed by JAMES A. ARNOLD, a single man, as Trustor to secure certain obligations in favor of RICHARD E. KEPHART and MARI ALICE KEPHART, his wife, as Beneficiary, recorded May 16, 1977, in Book 59, Page 76, of Official Records, in the office of the Recorder of Eureka County, Nevada, as Document No. 62978.

That a breach of the obligations for which such Trust Deed is security has occurred in that the annual installment of principal and interest due and payable under the terms of said promissory note on March 1, 1990 has not been paid and remains due, owing and unpaid.

That in addition to the default stated above, should any prior taxes, liens or encumbrances be delinquent or become delinquent, or should the Beneficiary advance sums to protect their security, said delinquencies must be cured as a condition of reinstatement or payoff.

That by reason thereof, the undersigned, present beneficiary under such Trust Deed, has executed and delivered to said Trustee a written Declaration of Default and Demand for Sale, and has surrendered to said Trustee such trust deed and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Dated: March 30, 1990


RICHARD E. KEPHART


MARI ALICE KEPHART

STATE OF NEVADA)
) SS
COUNTY OF EUREKA)

On this 2nd day of April, 1990, personally appeared
before me, a notary public James A. Arnold
and Mari Alice Kephart
who acknowledged that the executed the above instrument.


Notary Public: DAN SHANGLE
Notary Public, State of Nevada
Appointment Recorded in Eureka County
MY APPOINTMENT EXPIRES DEC 20, 1993

OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
BOOK 209 PAGE 448

90 APR 16 P3:14

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. 132121
FEE \$ 5.00

BOOK 209 PAGE 448