

422159TSC

NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE SALE OF REAL PROPERTY UNDER DEED OF TRUST 158177

IN THE MATTER OF THE DEED OF TRUST MADE BY RUFUS L. DENBY "Trustors" and CHOICE FINANCIAL INC., A NEVADA CORPORATION "Trustee" dated August 11, 1994, recorded August 18, 1994 as document No. 154679, in Book 274, Page 200 of Official Records, in the office of the County Recorder of Eureka County, Nevada securing among other obligation a note for \$2,200.00 in favor of KIRT A. KUMMER, a married man as his sole and separate property.

NOTICE IS HEREBY GIVEN that a breach of the obligation secured by the Deed of Trust has occurred in that default has been made in the failure to pay the installment of principal and interest in the amount of \$201.70 due on September 11, 1994, and in the failure to pay each installment that thereafter became or is to become due, and in the failure to pay any and all additional sums which thereafter became or are to become due; together with any advances that have been made or will be made on behalf of the Trustor during the period of default; and together with all subsequent installments, plus late charges and collection fees, legal cost and cost of foreclosure.

THERE is now owing and unpaid on the Note the principal sum together with interest thereon from September 11, 1994.

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.107.080 permits certain defaults to be cured upon the payment of the amounts required by that statutory 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 the recording and mailing of this notice to Trustor or Trustor's successor in interest, the right of reinstatement will terminate and the property may thereafter be sold. The Trustor may have the right to bring a court action to assert the nonexistence of a default or any other defense to Trustor to acceleration and sale. To determine if reinstatement is possible and the amount, if any, to cure the default, contact Choice Financial, Inc., A Nevada Corporation (702) 322-5626, between the hours of 9:00 a.m and 5:00 p.m., Monday through Friday.

DATED: This 20th day of June, 1995

Choice Financial, Inc
a Nevada Corporation

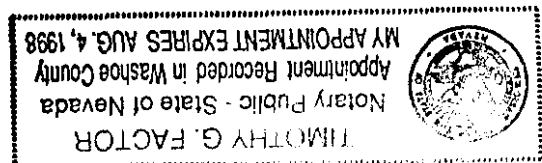
By: *[Signature]*
Kirt A. Kummer

STATE OF NEVADA
COUNTY OF WASHOE
} ss.

On June 20, 1995, personally appeared before me, a notary public Kirt A. Kummer, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

[Signature]
Notary Public

When recorded return to:
Choice Financial Inc.
479 E. Plumb Lane
Reno, Nevada 89502



BOOK 283 PAGES 30

BOOK 283 PAGE 531

COPY

158177

BOOK 283 PAGE 530
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
1st American Title
95 JUL -7 PM 1:10
EUREKA COUNTY NEVADA
M.N. REBAL EATL. RECORDER
FILE NO. FEES \$8.00