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When Recorded, Mail To:
First American Title Company of Nevada
5310 Kietzke Lane, Suite 100
Reno, NV 89511-2043

BOOK 376 PAGE 008-009
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2004 MAR -1 PM 1:48

EUREKA COUNTY, NEVADA
M.N. REGALATI, RECORDER
FILE NO. FEES 15⁰⁰

185710

**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

MICHAEL J. WEISER AND TERRIE L. WEISER, husband and wife, as community property with the right of survivorship

To FIRST AMERICAN TITLE COMPANY OF NEVADA, Trustee, dated December 15, 1997, recorded February 28, 1998, as Document No. 169841, in Book 318, Page 210 of Official Records in the office of the County Recorder of Eureka County, Nevada, securing among other obligations, a note for \$192,000.00 and a note in the sum of \$48,000.00 in favor of ORRIAN C. TALLCOTT AND LUCILLE TALLCOTT, husband and wife, as community property with the right of survivorship, or order.

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 principal and interest installment in the sum of \$18,881.70 due January 30, 2004 together with that principal and interest installment in the sum of \$4,756.43 due January 30, 2004; any and all late charges; advances by beneficiary; taxes and/or assessments due; attorneys fees and foreclosure fees and costs.

There is now owing and unpaid upon said note the sum of \$165,034.49 and 41,260.43 respectively principal and interest thereon from January 30, 2003.


By reason of said breach and default, it is hereby declared that the whole of said unpaid amount of said note, and 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 the FIRST AMERICAN TITLE COMPANY OF NEVADA, Trustee 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 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.

Date: 02/24/2004

First American Title Company of Nevada

By: *Sharon L. Ford*
Sharon L. Ford, Vice president

This instrument was acknowledged before me on
February 24, 2004 by
Sharon L. Ford

Sharon L. Ford


 Notary Public
 (My commission expires: April 24, 2006)

