



20090723-0000641

Fee: \$65.00 RPTT: \$0.00

N/C Fee: \$0.00

07/23/2009 09:06:21

T20090253913

Requestor:

STEWART LAS VEGAS SUNSET

Debbie Conway ANI

Clark County Recorder Pgs: 2

Apn# 164-02-422-011
Order No.

WHEN RECORDED MAIL TO:

Stewart Title of Nevada-Las Vegas Division
376 E. Warm Springs Road #190
Las Vegas, Nevada 89119
Attn: M Hunt
Loan No. 3831001882

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN: That STEWART TITLE OF NEVADA HOLDINGS, INC dba STEWART TITLE OF NEVADA-LAS VEGAS DIVISION is the duly appointed Trustee under a Deed of Trust dated December 26, 2007, executed by CONRAD MURRAY, a married man as his sole and separate property as Trustor, in favor IRWIN UNION BANK, as beneficiary, recorded January 2, 2008, in Book 20080102, as Instrument No. 302 of Official Records, in the Office of the County Recorder of Clark County, Nevada securing, among other obligations, one note(s) for the principal sum of \$1,656,000.00. That the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

Failure to pay an installment in the amount of \$15,165.11 which became due on January 1, 2009 and all subsequent installments, accrued late charges, advancements of the beneficiary, including unpaid taxes and insurance, if any, and charges and expenses of the trustee as provided for in said Deed of Trust.

that by reason thereof, the undersigned, present Beneficiary under such Deed of Trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing obligations secured thereby and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby:

