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:

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LAPD001447

NOTICE

YOU MAY HAVE THE RIGHT TO CURE THE DEFAULT HEREIN AND REINSTATE THE OBLIGATION SECURED BY SUCH DEED OF TRUST ABOVE DESCRIBED. SECTION 107.080 OF NRS PREMITS 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 REINSTATMENT IS POSSIBLE, IF THE DEFAULT IS NOT CURED WITHIN 35 DAYS FOLLOWING THE RECORDING AND MAILING TO TRUSTOR OR TRUSTOR'S SUCCESSOR IN INTEREST OF THIS NOTICE, THE RIGHT OF REINSTATEMENT WILL TERMINATE AND THE PROPERTY MAY THEREAFTER BE SOLD.

To determine if reinstatement is possible and the amount, if any, necessary to cure the default, contact the Beneficiary or their successors in interest, whose name and address as of the date of this notice is:

Irwin Union Bank

C/o Stewart Title of Nevada 376 E. Warm Springs Road #190 Las Vegas, Nevada 89119 (702) 791-7000

Dated this 14th day of July, 2009 Irwin Union Bank

BRUCE WUSKEY

AUTHORIZED AGENT

STATE OF NEVADA)
) SS.

COUNTY OF CLARK

NOTARY PUBLIC Donna J. Beineke Commission Expires 05-26-2012 Resident of Jackson Co.

DONNA J. BEINEKE COMM EX 5-26-2012,

This instrument was acknowledged before me, a notary public, on July 17th 2009 , by Donna J. Beineke

Notary Public

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LAPD001448