Foreclosure No.

WHEN RECORDED MAIL TO: ✓Bruce L. Bevacqua Kingston & Sare P. O. Box AK South Lake Tanoe, CA 95705

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 JODENE ANNETTE POLEY, a married woman as her sole and separate property, to TITLE INSURANCE AND TRUST COMPANY, Trustee, dated April 23, 1981, as Document No. 55951 of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, a note for \$57,000.00 in favor of SHELDON TEPPER and JOYCE ANN TEPPER, husband and wife, as joint tenants with right of survivorship.

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 the principal in the amount of Fifty Five Thousand Two Hundred Ninety Three and 12/100 Dollars (\$55,293.12) due June 4, 1984 and two payments of principal and interest in the sum of \$517.97 per payment all due on or before June 4, 1984, and any and all late charges, taxes or assessments due.

There is now owing and unpaid upon said note the principal sum of \$55,293.12, together with interest thereon from June 4, 1984.

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 that election of the undersigned to cause Trustee to sell the property described in the Deed of Trust in the manner provided therein.

NRS Section 107.080 permits 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 reinstatement is possible, if the default is not cured within 35 days following recording and mailing of the Notice to Trustors or Trustors' successor in interest, the right of reinstatement will terminate and the property may thereafter be sold. The Trustors may have the right to bring a court action to assert the non-existence of a default or any other defense of trustors to acceleration and sale.

To determine if reinstatement is possible and the amount, if any, to cure the default, contact Bruce L. Bevacqua, Esquire, Kingston & Sare, Post Office Box AK, South Lake Tanoe, CA 95705, (916) 541-8335.

Dated:

Tnis // TH

_day of September, 1984.

STATE OF CALIFORNIA)

SS

COUNTY OF EL DORADO)

SHELDON TEPPER

Joyce and Tepper

On September 10th ,1984, before me, the undersigned, a Notary Public for said State, personally appeared SHELDON TEPPER and JOYCE ANN TEPPER, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

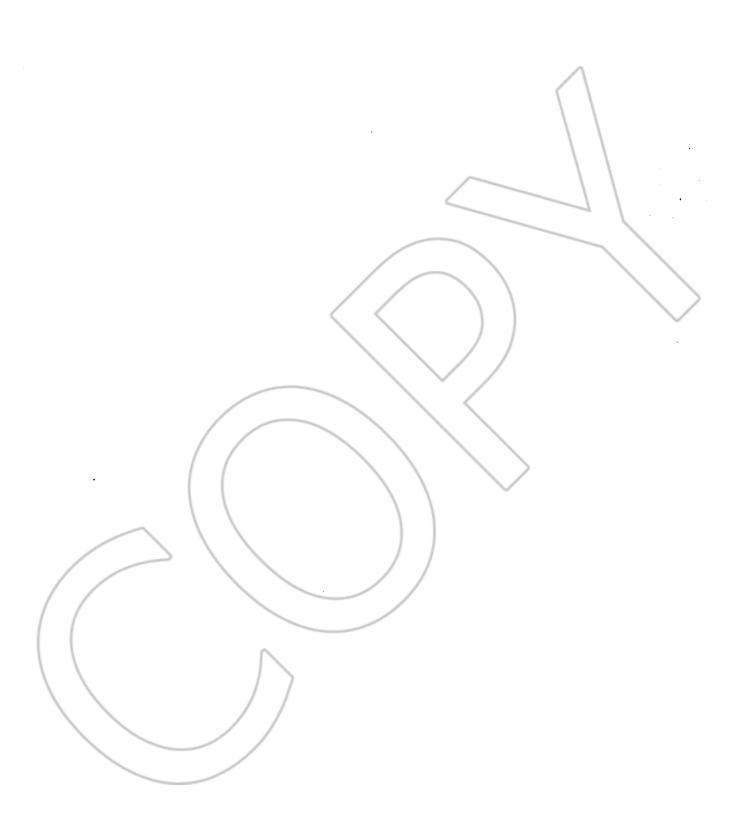
DEVERLY LEXA

HOTARY PUBLIC - CALIFORNIA

COUNTY OF EL DORADO

My Commission Expires June 6, 1936

NOTARY PUBLIC



REQUESTED BY

Kingston Sare

IN OFFICE FECORDS OF

DOUGLES VADA

'84 SEP 17 P12:24

SUZANNE BEAUDREAU
RECORDER
SED PAID BL DEPUTY

106725