

When Recorded Return to:

HOSEIT & KOELEWYN
700 University Avenue, Suite 140
Sacramento, CA 95825

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED SEPTEMBER 30, 1983. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Notice is hereby given that on Friday, July 30, 1993 at 9:00 a.m. at the Douglas County Building, located at 175 Highway 50, Stateline, Nevada (next to Nugget Casino), H. L. KOELEWYN, whose address is 700 University Avenue, Suite 140, Sacramento, California 95825; telephone number (916) 922-8823, Substituted Trustee under the Deed of Trust referred to below, will sell at public auction to the highest bidder for cash, in lawful money of the United States, all payable at the time of sale, all that certain real property situated in the County of Douglas, State of Nevada, further described as:

Lots 32, 33, and 34, Block 2, Oliver Park Subdivision, as shown on the Official map recorded in the Office of the County Recorder, Douglas County, State of Nevada, February 2, 1959, Document No. 14034.

APN 07-111-30

Said property is commonly known as the Western Sunset Apartments, 158 Erwin Drive, Stateline, Nevada.

Said sale will be made without covenant or warranty regarding title, possession, or encumbrances to satisfy the obligations secured by and pursuant to the power of sale conferred in that certain Deed of Trust dated September 30, 1983 executed by FRANCIS W. LaFARGE, JR., Trustor, to DOUGLAS COUNTY TITLE CO., INC., as Trustee for LAKE TAHOE INN PROFIT SHARING PLAN, Beneficiary, to secure an indebtedness of \$225,000.00 which said Deed of Trust was recorded on October 17, 1983 as Document No. 089593, in Book 2697, of Official Records in the Office of the County Recorder of Douglas County, Nevada.

Notice of Default and Election to Sell the described real property under said Deed of Trust was recorded December 14, 1992 in Book 1292 of Official Records, at page 2171, Douglas County Nevada.

This Notice is given in compliance with the written application made to the Trustee by said Beneficiary.

310308

BK0693PG4354

On July 30, 1993, the proposed date of the sale, the following amounts represent the total amount of the unpaid balance of the obligation secured by the above described property to be sold and reasonably estimated costs, expenses, and advances, respectively:

Principal	\$225,000.00
Interest 15.5% from May 15, 1993 on \$225,000	\$ 5,231.13
Real property taxes	\$ 24,722.00
Interest at 15.5% from February 23, 1993 on \$24,722.00	\$ 1,428.00
Estimated Fire Insurance	\$ 118.00
Foreclosure Fees	\$ 3,500.00
Estimated costs	\$ 850.00

Further information regarding the location of the property and encumbrances to which it is subject may be obtained by contacting Max H. Hoseit, 700 University Avenue, Suite 140, Sacramento, California 95815 (916) 922-8823.

Dated: June 17, 1993


H. L. KORLEWIN, Substituted Trustee

REQUESTED BY
Hoseit + Kaulow
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

93 JUN 21 AM 11:21

SUZANNE BEAUDREAU
RECORDER

6 PAID *K2* DEPUTY

310308
BK0693PG4355