

NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE SALE OF REAL PROPERTY UNDER DEED OF TRUST

ORDER NO. B55355JCF

IN THE MATTER OF DEED OF TRUST made by THOMAS R. ATENCIO, a married man as his sole and separate property, Trustor, to FOUNDERS TITLE COMPANY OF NEVADA, a Nevada corporation, Trustee dated JANUARY 23, 1992

Recorded FEBRUARY 10, 1992, as Document No. 270705, in Book 292, Page 1121 of Official Records, in the office of the County Recorder of DOUGLAS County, Nevada, securing among other obligations, 1 Note for \$95,000.00 in favor of LEONARD WERBIN AND NANCY WERBIN, husband and wife or order.

NOTICE IS HEREBY GIVEN that a breach of an obligation for which said Deed of Trust is a security has occurred in that there has been a default as follows: NON-PAYMENT OF THAT CERTAIN MONTHLY INSTALLMENT WHICH BECAME DELINQUENT ON

MAY 10, 1993 AND ANY AND ALL SUBSEQUENT INSTALLMENTS WHICH MAY BECOME DUE, PLUS ANY AND ALL ADVANCES MADE ON PRIOR ENCUMBRANCES, REAL ESTATE TAXES, SPECIAL ASSESSMENTS, FIRE INSURANCE PREMIUMS, LATE CHARGES, FORECLOSURE FEES AND ATTORNEY FEES, IF ANY.

WESTERN TITLE COMPANY, INC., was substituted as Trustee by Substitution of Trustee recorded on 7-7-93 in Book 793 at Page 982, as Document No. 311818, Douglas County, Nevada records. There is now owing and unpaid said note the sum of \$ 95,000.00 principal and /interest thereon from April 10, 1993 plus

By reason of said breach and default, it is hereby declared aht the whole of said unpaid amount of said note and all 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 WESTERN TITLE COMPANY, INC., as substituted 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.

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 NRS PERMITS CERRTAIN 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 WITH 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 TRUSTEE.

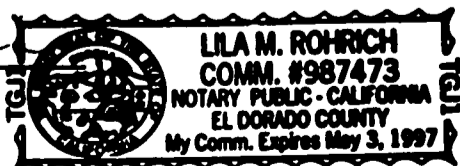
STATE OF NEVADA California COUNTY OF EL Dorado)

Leonard Werbin NANCY WERBIN

On June 29, 1993 personally appeared before me, a Notary Public,

Leonard Werbin and Nancy Werbin who acknowledged that they executed the above instrument

Lila M. Rohrich NOTARY PUBLIC



REQUESTED BY WESTERN TITLE COMPANY, INC. IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

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WHEN RECORDED MAIL TO:

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