

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST
IMPORTANT NOTICE**

NOTICE IS HEREBY GIVEN: WESTWOOD ASSOCIATES , a corporation, is duly appointed Trustee under a Deed of Trust dated 05/17/1988 executed by; RICHARD E. NEUBAUER AND SUSANNA NEUBAUER as Trustor(s), to secure certain obligations in favor of REPUBLIC FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION as Beneficiary, Recorded 05/27/1988 as Instrument No. 178864 , Book 588 , Page 3701 of Official Records in the office of the Recorder of DOUGLAS County, Nevada, describing the land therein:

As More Fully Described in Said Deed of Trust.

including 1 note(s) for the sum of \$78,750.00 that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the present beneficiary; 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 MAKE THE 05/01/1995 PAYMENT OF PRINCIPAL AND/OR INTEREST AND ALL SUBSEQUENT PAYMENTS, TOGETHER WITH LATE CHARGES, IMPOUNDS, AND ADVANCES.

ADDITIONALLY, SHOULD ANY OTHER BREACH EXIST OR OCCUR, PRIOR LIENS, OR TAXES BE DELINQUENT, SAID BREACHES AND DELINQUENCIES MUST BE CURED AS A CONDITION OF REINSTATEMENT;

that by reason thereof, the 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.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

**FEDERAL HOME LOAN MORTGAGE CORPORATION
C/O WEYERHAEUSER MORTGAGE COMPANY
P.O. BOX 54089
LOS ANGELES, CA 90054
Attn: NAHEED KHAJA Phone (818) 592-2689**

If you have any questions, you should contact a lawyer or the Governmental agency which may have insured your loan.

November 06, 1995

WESTWOOD ASSOCIATES

BY:


ELIZABETH YERANOSIAN
ASSISTANT VICE PRESIDENT

374531

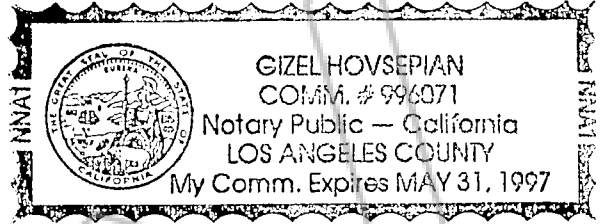
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STATE OF CALIFORNIA)S.S.
COUNTY OF LOS ANGELES)

On November 06, 1995 before me, Gizel Hovsepien, Notary Public, personally appeared Elizabeth Yeranosian Assistant Vice President personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Gizel Hovsepien* (Seal)
Gizel Hovsepien



RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:
WESTWOOD ASSOCIATES
P.O. BOX 54089
LOS ANGELES, CA 90054

COOPER

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 NOV -9 AM :25

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LINDA SLATER
RECORDER
PAID *ke* DEPUTY