

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

NOTICE IS HEREBY GIVEN: Lender Service Bureau, a California Corporation
, is duly appointed Trustee under a Deed of Trust dated 12/11/1991 executed by
BALDER COPIER AND LULA F. COPIER, HUSBAND AND WIFE

NORWEST MORTGAGE, INC. as Trustor, to secure certain obligations in favor of

as beneficiary, Recorded 12/17/1991 as Inst. # 267189 Book 1291 Page 2459
of Official Records in the office of the Recorder of DOUGLAS County, Nevada, describing the land therein:
As more fully described on said Deed of Trust.

including 1 note(s) for the sum of \$112,800.00
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:
The installment of principal and interest due 11/01/95 plus impounds and all subsequent installments of principal, interest and impounds, together with all late charges, costs and expenses incurred.

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.

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:

**NORWEST MORTGAGE, INC.,
C/O LENDER SERVICE BUREAU
601 UNIVERSITY AVENUE
SUITE #240
SACRAMENTO, CA 95825
Phone: (916)565-2984**

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

LENDER SERVICE BUREAU,
A CALIFORNIA CORPORATION, TRUSTEE

DATE: 01/24/1996

BY: Shelley Appino
Shelley Appino
Senior Trustee Sale Officer

STATE OF CA)
COUNTY OF SACRAMENTO) S.S.

On this 24th day of January, 1996, personally appeared before me, a Notary Public, Shelley Appino, personally known or proved to me to be the person whose name is subscribed to the above instrument, who acknowledged that he/she executed the above instrument.



Carol J. Marquis
NOTARY PUBLIC CAROL J. MARQUIS

RECORDING REQUESTED BY

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

WHEN RECORDED MAIL TO
LENDER SERVICE BUREAU
601 UNIVERSITY AVENUE
SUITE #240
SACRAMENTO, CA 95825

'96 JAN 26 A11:51

LINDA SLATER
RECORDER
\$7.00 PAID DEPUTY Nevada Notice of Default