

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 F.M. SCOTT and LUCILLE M. SCOTT, husband and wife,

To FIRST AMERICAN TITLE COMPANY OF NEVADA, formerly NEVADA TITLE GUARANTY COMPANY, Trustee, dated January 24, 1995, recorded January 30, 1995, as Document No. 355250, in Book 195, page 3976 of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, a note for \$ 80,000.00 in favor of TTEE of OPPERMAN & SON, INC. PROFIT SHARING PLAN U/A DTD 6/1/80

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 in the payment of the senior deed of trust. Beneficiary has advanced the sum of \$3823.04 to bring the loan current on July 11, 1995; together with interest thereon at the rate of 12% per annum; any and all late charges; future advances; taxes and/or assessments due; attorneys fees and foreclosure fees and costs.

FIRST AMERICAN TITLE COMPANY OF NEVADA was substituted as Trustee under the above Deed of Trust by Substitution of Trustee recorded 3/25/96 as document no. 383907 Douglas County Records.

There is now owing and unpaid upon said note the sum of \$ 80,000.00 principal, and interest thereon from December 1, 1996

By reason of said breach and default, it is hereby declared that 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 the

FIRST AMERICAN TITLE COMPANY OF NEVADA 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.

Dated: March 18, 1996

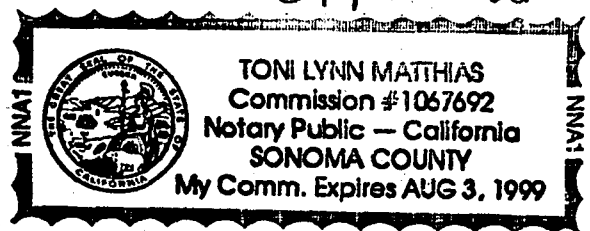
STATE OF ~~NEVADA~~ California
COUNTY OF Sonoma } ss.

On March 20, 1996 before me, the undersigned, a Notary Public in and for said State, personally appeared Marc S. Opperman

OPPERMAN & SON, INC., Profit Sharing Plan
by: *Marc S. Opperman* Trustee
Opperman & Son, Inc., Profit Sharing Plan
Marc S. Opperman

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.
Signature *Toni Lynn Matthias*



(This area for official notarial seal)

1813 (12/73)

187034 MTD

Order No. Foreclosure No. 186967
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:
First American Title Company
P.O.Box 531
Reno, NV 89504
Attn: Sharon L. Ford

383908

BK 0396 PG 3752

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

96 MAR 25 AM 11:11

LINDA SLATER
RECORDER
\$ 7.00 PAID K 2 DEPUTY