

RECORDING REQUESTED BY,  
and WHEN RECORDED MAIL TO:  
Attorneys Equity National Corporation  
23721 Birtcher Drive  
Lake Forest, CA 92630 - (714)707-5543

Trustee Sale Number: 17285-A NV      Loan #: 4823821      TSG #: M73245TSG

**N O T I C E   O F   D E F A U L T   A N D   E L E C T I O N   T O   S E L L**

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS**

IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally thirty-five days after the date this Notice of Default and Election to sell was recorded (which date of recordation appears on this notice).

This amount is \$5,771.44 as of 08/22/96 and will increase until your account becomes current. You may not have to pay the entire unpaid portion of your account even though full payment was demanded, but you must pay the amount stated above. **CONDITION OF ACCEPTANCE OF REINSTATEMENT:** All Senior Liens, Taxes, Assessments, Insurance, Attorney's Fees & Court Costs must be proved current at the time of reinstatement.

However, you and your beneficiary may mutually agree in writing prior to the time the Notice of Sale is posted (which may not be earlier than three months after the recording of this Notice) to, among other things, (1) provide additional time in which to cure the default by transfer of property or otherwise; (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

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 reason, contact:

FEDERAL NATIONAL MORTGAGE ASSOCIATION(800)669-6085 EXT  
C/O COUNTRYWIDE HOME LOANS, INC.  
ATTN: FORECLOSURE DEPARTMENT  
P. O. BOX 10232  
VAN NUYS, CA 91410-0230

If you have any questions, you should contact a lawyer or the government agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION. NOTICE IS HEREBY GIVEN: That ATTORNEYS EQUITY NATIONAL CORPORATION, is now duly appointed Trustee under a Deed of Trust dated 06/19/95 and executed by: LARRY W. BOURRIAGUE, AN UNMARRIED MAN as Trustor, to secure obligations in favor of: ALLIANCE BANCORP, A CALIFORNIA CORPORATION, Recorded on 06/27/95 as Document No. 364975 Book 0695 Page 4527-4532 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 one Note for the sum of \$153,750.00 that the beneficial interest under said Deed of Trust and obligations secured thereby are presently held by beneficiary. That a breach of, and default in, the obligation for which said Deed of Trust is security has occurred in that the payment has not been made of:

Failure to make the 05/01/96 payment of principal and/or interest and all subsequent payments, together with late charges, impounds, impound deposits, taxes, advances, if any, under the terms of said Note or Trust Deed and/or modifications/amendments, if any.

That by reason thereof, the present beneficiary under such Deed of Trust has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said Trustee such Deed of Trust and all the documents evidencing the 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.

ATTORNEYS EQUITY NATIONAL CORPORATION

DATE: 08/22/96

x

*Dolores Howard*  
DOLORES HOWARD

**394890**

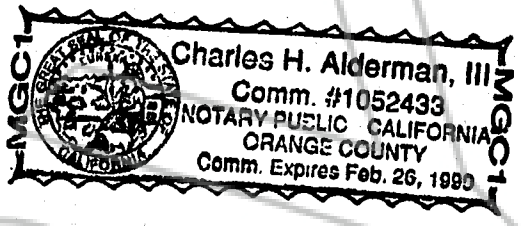
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STATE OF CALIFORNIA  
COUNTY OF ORANGE

ON AUGUST 22, 19 96 BEFORE ME, CHARLES H. ALDERMAN, III  
PERSONALLY APPEARED DOLORES HOWARD  
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 *Charles H. Alderman, III* (SEAL)



**COPIES**

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

'96 AUG 23 AM 1:53

LINDA SLATER  
RECORDER

\$8.00 PAID KZ DEPUTY

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