WHEN RECORDED, MAIL TO:

NORTHWEST MORTGAGE SERVICES, INC. P.O. BOX 601520 SAN DIEGO, CA 92160-1520 FILE NO. - 141362

**SERVICER - SOURCE ONE** 

LOAN NO. - 200675475

TRUSTOR - JA BARRAZA

98130539

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

NOTICE is hereby given that NORTHWEST MORTGAGE SERVICES, INC., A MINNESOTA CORPORATION is duly appointed trustee under deed of trust dated March 26, 1996 executed by JOSE ALFREDO BARRAZA, SHANON R. LEE as trustor, to secure obligations in favor of CENTRAL PACIFIC MORTGAGE COMPANY as beneficiary, recorded March 29, 1996 as instrument no. 384473 in book 0396 page 5314, of official records of the recorder's office of DOUGLAS County, Nevada.

Said deed of trust secures certain obligations including one promissory note for the sum of \$64,097.00;

that the beneficial interest under such deed of trust and the obligations secured thereby are presently held by the below named 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:

The monthly installment of principal and interest plus impounds and late charges which became due March 1, 1998 and all subsequent installments due thereafter, together with all sums advanced by the beneficiary as provided under the terms and provisions as said note and deed of trust.

The present beneficiary under the deed of trust has signed and delivered to the trustee a written Declaration of Default and Demand for Sale, and has given to trustee the deed of trust and all documents evidencing the secured obligations, and declares all sums immediately due and payable, and has elects to cause the property to be sold to satisfy the secured obligations.

## NOTICE

We are attempting to collect a debt and any information we obtain will be used for that purpose. You may have the right to cure the default herein and reinstate the one obligation secured by such deed of trust above described. Section 107.080NRS permits certain defaults to be cured upon the payment of the amounts required by that section without requiring payment of that portion of principal and interest that would not be due had no default occurred. Where reinstatement is possible, if the default is not cured within 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.

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

To determine if reinstatement is possible and the amount, if any, necessary to cure the default, contact the Beneficiary or their successors in interest, whose name and address as of the date of this notice is:

## **CHASE MORTGAGE COMPANY**

c/o NORTHWEST MORTGAGE SERVICES, INC. P.O. BOX 601520 SAN DIEGO, CA 92160-1520 (619) 528-4688

**DATED:** July 10, 1998

NORTHWEST MORTGAGE SERVICES, INC., as Trustee

By:

EX, Anthorized Signatory

STATE OF CALIFORNIA COUNTY OF SAN DIEGO }

On July 10, 1998, before me, the undersigned Notary Public for and State personally appeared NANCY L FINLEY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL

FILE NO. - 141362

nvnod.doc (06/10/98)

(NOTARIAL SEAL)



W. WALDEN Commission # 1177760 Notary Public - California San Diego County My Comm. Expires Mar 28, 2002

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REQUESTED BY

MARQUIS TITLE & ESCROW, INC. IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

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