

WHEN RECORDED MAIL TO:

M 77349 T56

WESTERN TITLE COMPANY, INC.

Carson city

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

IN MATTER OF DEED OF TRUST made by <sup>BEEKHOF</sup> PETER M. ~~BEEKHOF~~, JR AND LINDA S. <sup>BEEKHOF</sup> ~~BEEKHOF~~, TRUSTEES OF The Beekhof family trust, dated november 9, 1995

Trustor, to WESTERN TITLE COMPANY, INC., a Nevada corporation

Trustee, dated May 28, 1997 recorded June 2, 1997, as Document 0414073 No. 0414073, in Book 697, Page 0498, of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other obligations, a Note(s) for \$70,756.00\*\*\* in favor of SUSAN M. KEUPER, a married woman as her sole and separate property

NOTICE IS HEREBY GIVEN that breach of an obligation for which said Deed of Trust is security has occurred in that there has been default as follows:

NON-PAYMENT OF THAT CERTAIN MONTHLY INSTALLMENT WHICH BECAME DUE ON JANUARY 1, 1998 AND ANY AND ALL SUBSEQUENT INSTALLMENTS WHICH MAY BECOME DUE, PLUS ADVANCES, IF ANY OF REAL ESTATE TAXES, FIRE INSURANCE PREMIUMS, SPECIAL ASSESSMENTS, ATTORNEY FEES, LATE CHARGES AND FORECLOSURE FEES.

There is now owing and unpaid on said note the sum of \$69,756.00 principal and interest thereon from January 1, 1998. 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

WESTERN TITLE COMPANY, INC.

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 delibered to said TRUSTEE a written declaration of said breach and default and a written demand for the sale of said property.

**NOTICE**

YOU MAY HAVE THE RIGHT TO CURE THE DEFAULT HEREIN AND REINSTATE THE OBLIGATION SECURED BY SUCH DEED OF TRUST ABOVE DESCRIBED. SECTION 107.080 NRS 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 WHICH WOULD NOT BE DUE HAD NO DEFAULT OCCURED. 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.

To determine if reinstatement is possible and the amount, if any, necessary to cure default, contact the TRUSTEE.

\*\*\*Note was originally \$70,756.00 and modified to \$69,756.00 by Modification Agreement recorded in book 797, page 5761, document no. 418475 Dated: SEPTEMBER 15, 1998

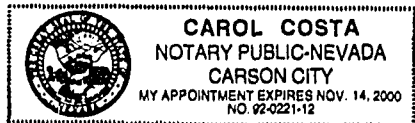
SUSAN M. KEUPER

*Susan M. Keuper*

STATE OF NEVADA

County of CARSON CITY ) )SS.

On September 15, 1998 before me, a notary public, personally appeared SUSAN M. KEUPER



personally known or proved to me to be the person(s) whose name(s) is subscribed to the above instrument who acknowledged that she executed the instrument.

*Carol Costa*  
Notary Public

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

'98 SEP 17 P3:28

LINDA SLATER RECORDER

\$ 7.00 PAID DEPUTY

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