

WHEN RECORDED MAIL TO:
WESTERN TITLE COMPANY INC.
1626 Hwy 395
Minden, NV 89423

Foreclosure No: 83355-ICF

**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 CHARLES M. EMMEN and EVELYN J. EMMEN

Trustor, to First Nevada Title Company, a Nevada corporation
Trustee, dated March 31, 1987, recorded March 31, 1987, as Document No. 152439, in Book 387, Page 3419
, of Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other
obligations, (1) Note(s) for \$ 47,000.00, in favor of
GILBERT E. BINNS and LETA M. BINNS, Beneficiaries

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 follow;

* NON-PAYMENT OF THAT CERTAIN MONTHLY INSTALLMENT WHICH BECAME DUE ON
PLUS ADVANCES, IF ANY, MADE ON PRIOR ENCUMBRANCES, SPECIAL ASSESSMENTS, REAL
ESTATE TAXES, FIRE INSURANCE PREMIUMS, ATTORNEY FEES, FORECLOSURE FEES AND LATE
CHARGES, IF ANY.

There is now owing and unpaid on said not the sum of \$ 39,165.59
principal and interest thereon from April 30, 2000

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., a Nevada corporation, Trustee substituted Trustee, instrument recorded
May 26, 1993, in Book 0593 at Page 5106, as Document No. 308103

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 heretofor executed and delivered 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 HAS 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.

~~OREGON~~
STATE OF NEVADA
COUNTY OF DOUGLAS
Matheur)ss.

On June 21, 2000
before me, a notary public,
personally appeared Gilbert
and Leta Binns

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

Mina Bender
Notary Public



Gilbert Binns
GILBERT BINNS
Leta Binns
LETA BINNS

REQUESTED BY
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 JUN 29 PM 12: 21

LINDA SLATER
RECORDER

\$ 7.00 PAID RS DEPUTY

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