

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

Foreclosure No:
85095-ICF

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

Brigido Vargas, an unmarried man, Fernando Lee Vargas and Jaime Marie Vargas, husband and wife all together as joint tenants

IN MATTER OF DEED OF TRUST made by _____, Trustor
DONU, INC., a California corporation _____, Trustee, dated February 17, 1999, recorded on
March 3, 1999, as Document No 0462586 Book 399 page 1123, of
Official Records, in the office of the County Recorder of Douglas County, Nevada, securing among other
obligations, (1) Note(s) for \$ 84,500.00, in favor of
DONU, INC., a California corporation _____, herein called Beneficiary

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 note the sum of \$80,975.27
Principal and interest thereon from 02/01/2001

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, Substituted Trustee, instrument recorded _____, in Book _____ at Page _____, as Document No. _____

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 hereto 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.

Property Address: APN 37-461-11 *NEW APN: 1022-15-001-009*
Lot 1, in Block E, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Documents NO. 50212

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

STATE OF Massachusetts
COUNTY OF Barnstable
_____) SS.

On AUG 7, 2001
before me, a notary public,

DONALD O. ULEN

[Signature]
DONU, INC., a California Corporation
By: Donald O. Ulen

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

[Signature]
Notary Public

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

2001 AUG 13 PM 3:42

SEAL 0520528

LINDA SLATER
RECORDER

DK0801PG3296

\$ 7.00 PAID BC DEPUTY

My Commission Expires
1-24-08