

First American Title

WHEN RECORDED MAIL TO:

The Cooper Christensen Law Firm, LLP
820 South Valley View Blvd.
Las Vegas, Nevada 89107
(702) 435-4300 Telephone
(702) 435-4181 Facsimile
Attn.: Jessica Chester

T.S. No.: 03-10-3337
Loan No.: 9036036
Tax Parcel No.: 15-080-94
Title Report No.: 200231-LS

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 JAN 13 PM 4:05

WERNER CHRISTEN
RECORDER

\$15⁰⁰ PAID *RJ* DEPUTY

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

NOTICE IS HEREBY GIVEN THAT: THE COOPER CHRISTENSEN LAW FIRM, LLP is the duly appointed Trustee under a Deed of Trust dated February 21, 1996, executed by Anthony F Bogucki & Rachel A Bogucki, as trustor in favor of Comstock Bank, recorded Instrument No. 382129, on February 27, 1996, in Book 0296, Page 4423-428 of Official Records in the office of the County recorder of Douglas County, Nevada securing, among other obligations:

One note(s) for the Original sum of **\$115,000.00**, that the beneficial interest under such Deed of Trust and the obligations secured hereby are presently held by the undersigned; that a breach of and default in the obligations for which such Deed of Trust is security has occurred or that payment has not been made of:

The installment of Principal, Interest, impounds and late fees which became due July 1, 2003 together with all subsequent installments of principal, interest, impounds, late fees and foreclosure fees and expenses. Any advances which may hereafter be made. All obligations and indebtedness as they become due and charges pursuant to said Note and Deed of Trust.

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

NOTICE

You may have the right to cure the default hereon and reinstate the one obligation secured by such Deed of Trust above described. Section NRS 107.080 permits certain defaults to be cured upon the Payment of the amounts required by that statutory section without requiring payment of that portion of principal and interest which would not be due had no default occurred. Where reinstatement is possible, if the default is not cured within 35 days following recording and mailing of this Notice to Trustor or Trustors's successor in interest, the right of reinstatement will terminate and the property may thereafter be sold. The Trustor may have the right to bring a court action to assert the nonexistence of a default or any other defense of Trustor to acceleration and Sale.

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BK 0104 PG 03676

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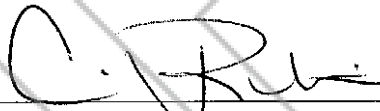
To determine if reinstatement is possible and the amount, if any, to cure the default, contact:

Countrywide Funding Corporation
C/O The Cooper Christensen Law Firm, LLP
820 South Valley View Blvd.
Las Vegas, Nevada 89107
(702) 435-4300 Telephone
(702) 435-4181 Facsimile

BE ADVISED THAT THE COOPER CHRISTENSEN LAW FIRM, LLP IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION PROVIDED BY YOU WILL BE USED FOR THAT PURPOSE.

Dated: December 24, 2003

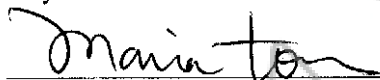
THE COOPER CHRISTENSEN LAW FIRM, LLP

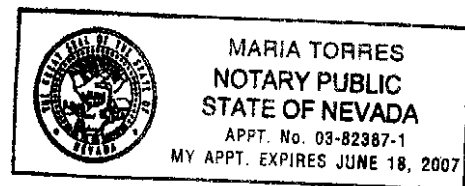
By: 
Cindy Rieth
Trustee Sale Officer

State of NEVADA } ss.
County of CLARK }

On December 24, 2003, before me, ~~Mandy McMillan~~ ^{MARIA TORRES} Notary Public, personally appeared Cindy Rieth 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  (Seal)



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