

Recording Requested By

DOCUMENT # BOOK PAGE
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TULUMNE COUNTY OFFICIAL RECORDS

FIRST AMERICAN TITLE INSURANCE COMPANY
WHEN RECORDED MAIL TO

RECORDED AT THE REQUEST OF
FIRST AMERICAN TITLE

CIMARRON SERVICE CORP
909 14TH STREET
MODESTO, CA. 95354
(209) 544-9658

JUN 23, 1995 8:46:48 AM
DAVID W WYNNE, RECORDER
OF PAGES: 1
FEE RECEIVED \$7.00

\$1700

THIS SPACE FOR RECORDER'S USE ONLY

TS No. 95-4771 Title No. 800693 140-59 APN 31-081-26
AL No. 1028-9536

IMPORTANT NOTICE OF DEFAULT AND ELECTION TO SELL UNDER HOMEOWNERS ASSOCIATION LIEN

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR

PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the recordation date of this Notice of Default (date of recordation appears on this notice).

This amount is \$1,872.00 as of 06/09/95 and will increase until your account becomes current. You will have to pay the entire unpaid portion of your account stated above, including costs as provided by law. However, you and your Association may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your Homeowners Association, permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your Homeowners Association. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any reason, contact:

CIMARRON SERVICE CORP. (Trustee)
909 FOURTEENTH ST.
MODESTO, CA. 95354
(209) 544-9658

THIS NOTICE is given pursuant to Sections 1366, 1367, and 2924 of California Civil Code, and pursuant to that certain **Assessment Lien**, recorded on 03/08/95 as Document No. 2852 @1321/613, Official Records in the office of the Recorder of TULUMNE County, California.

OWNER: **MANUEL J. SOARES, JR.**

If you have any questions, you should contact a lawyer or the Association which maintains the right of assessment upon your property. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE YOUR LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION

NOTICE IS HEREBY GIVEN: That **CIMARRON SERVICE CORPORATION**, is now duly appointed Trustee under the above referenced Lien, for the benefit of **ODD FELLOWS SIERRA RECREATION ASSN, INC.** to secure obligations in favor of said Association, pursuant to the terms contained in that certain **Declaration** recorded in the office of the County Recorder in, **TULUMNE** County, California, describing the land therein, that the interest under said Homeowners Association Lien and the obligations secured thereby are presently held by the Association.

That a breach of, and default in the obligation provided for by said Declaration, has occurred in that payment has not been made for accrued Association dues, fees and charges.

That by reason thereof, the Association under such **Declaration** has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said Trustee, all the documents evidencing the obligations secured thereby immediately due and payable and has elected and does hereby elect to cause the herein described property, Liened by said Association, to be sold to satisfy the obligations secured thereby.

DATE: 06/09/95

CIMARRON SERVICE CORPORATION, Trustee For:
ODD FELLOWS SIERRA RECREATION ASSN, INC.

X William R. Cox
WILLIAM R. COX, Vice President