

NOTICE OF DEFAULT AND ELECTION TO SELL
UNDER DEED OF TRUST

Foreclosure No. 84-10-1157

NOTICE IS HEREBY GIVEN:

That D. G. MENCHETTI, LTD., is Trustee under a deed of trust dated October 18, 1984, executed by JOSEPH KENNETH MILLER and BETTY JEAN MILLER, husband and wife, as joint tenants, as Trustors, to secure obligations in favor of YVONNE HENDERSON, an unmarried woman, as Beneficiary, recorded October 30, 1984, as Document No. 109356, in Book 1084, Page 3448 of Official Records in the Office of the Recorder of Douglas County, Nevada, describing land therein as:

The Southwest quarter of the Southeast quarter of the West half of the West half of the Southeast quarter of the Southeast quarter of Section 2, Township 13 North, Range 20 East, M.D.B. & M.

EXCEPTING THEREFROM the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 2.

TOGETHER WITH a non-exclusive easement for roadway and utility purposes across the West 15 feet of the East half of the Northwest quarter of the Southeast quarter of the Southeast quarter of said Section 2

said obligations including one (1) note for the sum of TWO THOUSAND SEVEN HUNDRED FIFTY AND NO/100THS DOLLARS (\$2,750.00) executed by JON EMMETT MILLER and SHARON BLYTHE MILLER.

That the beneficial interest under such deed of trust and the obligations secured thereby are owned by the undersigned;

That a breach of, and default in, the obligations for which such deed of trust is security has occurred in that payment has not been made of:

The monthly installment of ONE HUNDRED TWENTY-TWO AND 72/100THS DOLLARS (\$122.72), which was due and payable on March 25, 1985, together with all subsequent monthly installments due thereafter;

AND ALSO TOGETHER WITH any ensuing charges which accrue during the term of this default, including the Trustee's fees and costs incurred, and attorney's fees.

That by reason thereof, the undersigned, present Beneficiary under such deed of trust has elected to exercise the power of sale, and further declares that Beneficiary does hereby accelerate the entire unpaid balance in accordance with the terms of said

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promissory note and deed of trust, and Beneficiary has elected to sell or cause to be sold said real property described in said deed of trust to satisfy said obligation.

This notice is subject to Chapter 107 of Nevada Revised Statutes, which provide, inter alia, that acceleration shall not occur if the deficiency in performance or payment is made good and any and all costs, fees, and expenses incident to the preparation or recordation of such notice and incident to the making good of the deficiency in performance or payment are paid within a period of thirty-five (35) days from recordation and mailing of this notice.

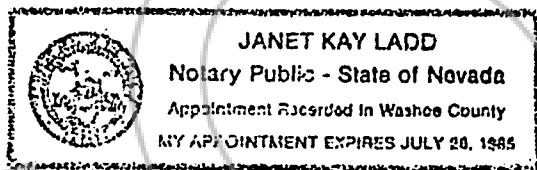
DATED: This 28 day of May, 1985.

Yvonne Henderson
YVONNE HENDERSON

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 28th day of May, 1985, personally appeared before me, YVONNE HENDERSON, known to me to be the person described in and who executed the within and foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.



Janet Kay Ladd
NOTARY PUBLIC

My appointment expires July 28, 1985

REQUESTED BY
D. C. Menchetti Ltd.
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'85 MAY 30 AIO:45

SUZANNE BEAUDREAU
RECORDER