

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IMPORTANT NOTICE

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 thirty-five days from the date this Notice of Default may be recorded. No sale date may be set until three months from the date this Notice of Default may be recorded (which date of recordation appears on this notice). This amount

is \$4,241.13 as of 01/04/95 and will increase until your account becomes current. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay the amount stated above. However, you and your beneficiary or mortgagee 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 the property or otherwise; or (2) establish a schedule of payments in order to cure the 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 creditor 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 creditor. 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 other reason, contact:

NEVADA STATE OFFICE, RURAL ECONOMIC AND COMMUNITY DEVELOPMENT, SERVICES, 1390 SOUTH CURRY ST., CARSON CITY, NV 89703-9910 (702)887-1222

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. 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 LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN THAT: FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CORPORATION

is duly authorized Agent for the Trustee, or duly appointed Trustee, or as duly designated Trustee under a Deed of Trust dated 03/26/81, executed by DONALD B. KOELSCH AND CATHY KOELSCH, HUSBAND AND WIFE

as Trustor, to secure obligations in favor of UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE

as Beneficiary recorded on 03/26/81 as instrument no. 54764 in book 381 page 2189 of Official Records in the Office of the Recorder of DOUGLAS County, Nevada, as more fully described on said Deed of Trust. Including 1 note(s) for the sum of \$55,000.00; that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: 1) \$3,451.00 ON PAST DUE MONTHLY PRINCIPAL AND INTEREST INSTALLMENTS AS OF DECEMBER 27, 1994. 2) PAY REAL ESTATE TAXES WHEN DUE AND SUBSEQUENT UNPAID INSTALLMENTS, TOGETHER WITH PENALTIES THEREON, SAID TAXES MUST BE PAID CURRENT AS A CONDITION OF CURING THE DEFAULT.

354134

T.S. No.: 94-90075

Continued from page 1

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

DATE: 01/04/95

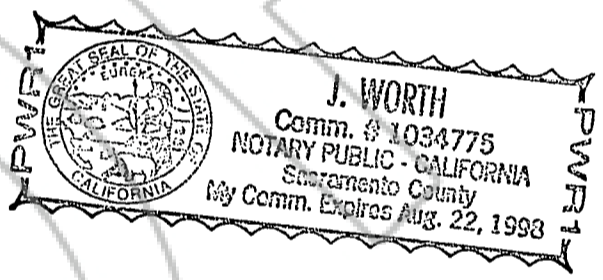
FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CORPORATION
as Trustee

BY: *Dale Hastie*
DALE HASTIE, AVP

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

This Instrument was acknowledged before me on 1-6-95 by Dale Hastie as
Assistant Vice President of Fidelity National Title Insurance Company

WITNESS my hand and official seal.
J. Worth
Notary Public in and for said County and State



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO
W.T. SERVICE CORPORATION
1111 HOWE AVENUE, SUITE 450A
SACRAMENTO, CA 95825

Attn: Foreclosure Department

REQUESTED BY
PACIFIC TITLE, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 JAN 11 A11:33

LINDA SLATER
RECORDER
PAID Ko DEPUTY