

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN:

THAT STEWART TITLE OF NORTHERN NEVADA, a Nevada corporation, is duly appointed Trustee, under a Deed of Trust, Dated August 31, 1995, and executed by Curtis A. Nelson, an unmarried man

as Trustor, to secure certain obligations in favor of Interwest Mortgage

as Beneficiary, recorded September 1, 1995, in Book 995, at Page 158 as Document No. 369720, of Official Records, in the office of the County Recorder of Washoe County, State of Nevada, including one note for the original amount of \$151,000.00.

That the beneficial interest under such Deed of Trust and the obligation secured thereby 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 in that payment has not been made of:

Nonpayment of the entire unpaid principal balance in the amount of \$151,000.00 which became all due and payable on February 10, 1997. Together with interest at the rate of 10.25% from December 1, 1996. Also accrued late charges in the amount of \$653.25. ALSO TOGETHER with any attorney fees, advances and ensuing charges which may become due during the term of this default.

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 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 HEREIN AND REINSTATE THE OBLIGATION SECURED BY SUCH DEED OF TRUST ABOVE DESCRIBED. SECTION 107.080 NEVADA REVISED STATUTES 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 HAD 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.

To determine if reinstatement is possible, and for the amount necessary to cure the default, contact the Trustee at 702-789-4100.

DATED: March 20, 1997

InterWest Bank

*Ken Achurra*

BY: Ken Achurra, Vice President

STATE OF NEVADA )  
COUNTY OF WASHOE )SS

This instrument was acknowledged before me on March 20, 1997 by Ken Achurra as Vice President of InterWest Bank

*Karin Cooney*  
NOTARY PUBLIC



Phil Frink 97151670  
Trustee Sale Officer Foreclosure No.

WHEN RECORDED RETURN TO:  
Stewart Title of Northern Nevada  
401 Ryland Street  
Reno, NV 89502

0409018

BK0397PG3733

COPY

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'97 MAR 25 A9:59

0409018  
BK0397PG3734

LINDA SLATER  
RECORDER  
s. *850* PAID *10* DEPUTY