

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

IN MATTER OF DEED OF TRUST made by RANDELL GROSWIRD and KELLEY GROSWIRD,
husband and wife

Trustor, to WESTERN TITLE COMPANY, INC., a Nevada corporation

Trustee, dated AUGUST 8, 1996, recorded August 14, 1996, as Document
No. 394271, in Book 896, Page 2537, of Official Records, in
the office of the County Recorder of Douglas County, Nevada,
securing among other obligations, 1 Note(s) for \$60,000.00,
in favor of JOHN MANGANO and ELIZABETH J. MANGANO, husband and wife,
as joint tenants

, or order,
NOTICE IS HEREBY GIVEN that breach of an obligation for which said Deed of
Trust is security has occurred in that there has been default as follows;
NON-PAYMENT OF THAT CERTAIN MONTHLY INSTALLMENT WHICH BECAME DUE ON APRIL
14, 1997 AND ANY AND ALL SUBSEQUENT INSTALLMENTS WHICH MAY BECOME DUE PLUS
(Continued)

There is now owing and unpaid on said note the sum of \$ 59,802.52
principal and interest thereon from March 14, 1997.
By reason of said breach and default, it is hereby declared that the whole
of said unpaid amount of said note and all other sums secured by said
Deed of Trust is immediately due and payable, and notice is hereby given
of the election of the undersigned to cause WESTERN TITLE COMPANY, INC., a
Nevada corporation

, Trustee
thereunder to sell the property described therein in the manner provided
in said Deed of Trust, and notice is further hereby given that the under-
signed heretofor executed and delibered to said TRUSTEE a written dec-
laration of said breach and default and a written demand for the sale of
said property.

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 NRS 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 TRUS-
TOR 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 the amount, if any, neces-
sary to cure default, contact the TRUSTEE.

STATE OF NEVADA

County of DOUGLAS)

)SS.

On June 2, 1997)

before me, a notary public,
personally appeared JOHN
MANGANO & ELIZABETH J. MANGANO

John Mangano

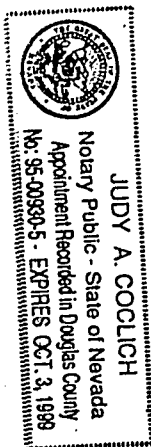
JOHN MANGANO
Elizabeth J. Mangano

ELIZABETH J. MANGANO

personally known or proved to
me to be the person(s) whose
name(s) are subscribed to the
above instrument who ack-
nowledged that they executed
the instrument.

Judy A. Coclich

Notary Public



0414230

BK0697PG0848

ADVANCES MADE ON PRIOR ENCUMBRANCES, FIRE INSURANCE PREMIUMS,
REAL ESTATE TAXES, SPECIAL ASSESSMENTS, ATTORNEY FEES, LATE
CHARGES AND FORECLOSURE FEES, IF ANY.

COPY

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

'97 JUN -4 P12:39

0414230

BK0697PG0849

LINDA SLATER
RECORDER
S *SS* PAID *KS* DEPUTY