

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 26, 1991, and executed by James J. McKenna and B. Frances McKenna, husband and wife as joint tenants with right of survivorship as Trustor, to secure certain obligations in favor of William H. McDonald and Benita McDonald, husband and wife as joint tenants with right of survivorship as beneficiary, recorded August 27, 1991, in Book 891, at Page 4525, as Document No. 258819, of Official Records of Douglas County, State of Nevada, including one note in the original amount of \$38,191.58.

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 Phillip E. Frink, at 702-828-5500.

DATED:

June 26, 1998

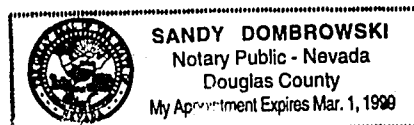
William H. McDonald
William H. McDonald

Benita McDonald
Benita McDonald

STATE OF NEVADA)
COUNTY OF DOUGLAS) ss

This instrument was acknowledged before me on 6-26-98 by Willaim H. McDonald and Benita McDonald.

Sandy Dombrowski
NOTARY PUBLIC



Phil Frink 98051460
Trustee Sale Officer 98154390 Foreclosure No.

WHEN RECORDED RETURN TO:
STEWART TITLE OF NORTHERN NEVADA
3400 Kauai Ct. Ste 103
Reno, NV 89509

0443315

BK0698PG7209

EXHIBIT "A"

Non-payment of the June 27, 1993 installment in the amount of \$491.45. ALSO TOGETHER with any attorney fees, advances and ensuing charges and subsequent installments which may become due during the term of this default.

ALSO, advances made to the senior lienholder, First Union Mortgage Company, totalling \$47,283.17 as of June 18, 1998. Plus interest at the rate of 11% on each advance from the date it was made.

ALSO, attorney fees due J. D. Sullivan, Esq. in the amount of \$3,534.45 thru June 18, 1998.

COPY

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 JUN 30 P2:20

0443315

BK0698PG7210

LINDA SLATER
RECORDER
\$8⁰⁰ PAID K2 DEPUTY