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 May 26,1993, and executed by Patrick M. Armitage, an unmarried man as Trustor, to secure certain obligations in favor of Marjorie O'Neal as beneficiary, recorded May 26, 1993, in Book 593, at Page 5259, as Document No. 308147, of Official Records of Douglas County, State of Nevada, including one note in the amount of \$30,000.00.

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:

Non-payment of a portion of the July 10, 1998 installment in the amount of \$6.27. Non-payment of the August 10, 1998 installment in the amount of \$304.27. Late charges in the amount of \$15.00 owing for each installment more than 10 days late from August 10, 1998. Plus accrued late charges in the amount of \$155.00. ALSO TOGETHER with any attorney fees, advances and ensuing charges and subsequent installments and late 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 Phillip E. Frink, at 702-828-5500.

DATED: September 17, 1998

Marjorie Kimbrell

Marjorie Kimbrell who acquired title
as Marjorie O'Neal

STATE OF NEVADA)_{ss}

This instrument was acknowledged before me on

by Marjorie Kimbrell.

NOTARY FUBLIC

Phil Frink 98157493

Trustee Sale Officer Foreclosure No.

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

STEWART TITLE OF DOUGLAS COUNTY

INIOFFICIAL RECORDS OF

ODJIBLASSCO), NEVADA.

'98 SEP 21 A9 48

PHILLIP E. FRINK
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 93-0364-2 - EXPIRES APR. 26, 2001

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BK0998PG3957

LINDA SLATER.
RECORDER:
PAIDI DEPUTY: