

NOTICE OF DEFAULT AND ELECTION TO SELL

UNDER DEED OF TRUST

IN THE MATTER OF THE DEED OF TRUST MADE BY: HEATHER-DAWN RAU and KATHY ROBINSON, Trustors, to TSI TITLE AND ESCROW INC., a Nevada corporation, Trustee, dated August 6, 1997, and recorded in Book 997, Official Records, at Page 919, in the Office of the County Recorder of Douglas County, State of Nevada, as Document No. 420987, securing among other obligations, a Note for \$2,691.00 in favor of QM CORPORATION, a Nevada corporation, Beneficiary.

NOTICE IS HEREBY GIVEN that a breach of the obligation for which said Deed of Trust is security has occurred in that there has been a default as follows:

Non-payment of principal in the amount \$2,691.00, together with accrued interest, plus all advances made, if any, plus all penalties, late charges and service charges, if any, that may be due.

That by reason thereof, the undersigned, present Beneficiary under such Deed of Trust, has elected to exercise the power of sale, and further declares that Beneficiary does hereby accelerate the entire unpaid balance in accordance with the terms of said Promissory Note and Deed of Trust, and Beneficiary has elected to sell or cause to be sold said real property described in said Deed of Trust to satisfy said obligation.

This notice is subject to Chapter 107 of Nevada Revised Statutes.

To determine if reinstatement is possible and the amount necessary to cure the default, contact Q. M. CORPORATION, at 515 Nichols Blvd., Sparks, Nevada 89431, Tel: (702) 355-4040. Contact person: JOSIE LEVERETT.

DATED January 25th, 1999.

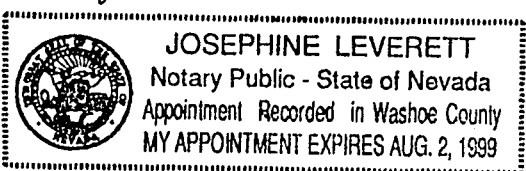
Q. M. CORPORATION, a Nevada corporation,

[Signature]  
L. E. ALLISON, Vice President

STATE OF NEVADA )  
                          ) ss:  
COUNTY OF WASHOE )

This instrument was acknowledged before me on January 25th, 1999, by L. E. ALLISON, Vice President of Q. M. CORPORATION, a Nevada corporation.

Josephine Leverett  
NOTARY PUBLIC



REQUESTED BY  
Q.M. CORP.  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'99 JAN 28 AM 10

LINDA SLATER  
RECORDER  
\$7.00 PAID [Signature] DEPUTY

RETURN TO:  
Q. M. CORP.  
515 NICHOLS BLVD.  
SPARKS, NV 89431

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BK0199PG5481