

NOTICE OF DEFAULT AND ELECTION TO SELL

#81498-99

Order No. TSF-8126F

TO WHOM IT MAY CONCERN:

WHEREAS, LEROY W. SNAPP, an unmarried man, as Trustor did execute a Deed of Trust wherein WESTERN TITLE COMPANY, INC., a Nevada corporation, is Trustee for SUNRIDGE CORPORATION, a Nevada corporation, Beneficiary, as security for payment of their Promissory Note made, dated Octboer 16, 1997, to said Beneficiary, and which said Deed of Trust was recorded in the Official Records of Douglas County, Nevada, on Octthboer 28, 1997, as Document No. 424968, in Book 1097, at page 5343;

WHEREAS, TITLE SERVICE AND ESCROW COMPANY, a Nevada corporation, is the present Trustee, by Substitution of Trustee recorded in the Official Records of Douglas County, Nevada, on 5-21-99 at 11:38, as Document No. 468 550, in Book 599 at page 4378; and

WHEREAS, a breach of the obligation for which said Deed of Trust is security has occurred in that default has been made in the payment of the balloon installment of principal and/or interest which became due on October 28, 1998, also in the payment of any Real and/or Personal property Taxes which may be delinquent and the premiums for Policy or Policies of Fire Insurance which may be due or overdue and all costs in connection with this foreclosure, including but not limited to reasonable Attorneys Fees, Trustees Fees, Trustees Sale Guarantee and all expenses of Trustee.

NOTICE IS HEREBY GIVEN that the Beneficiary has elected to consider all unpaid balance of principal and the interest accrued thereon to be due in consequence of said default, all in accordance with the terms of said Promissory Note and Deed of Trust and the Beneficiary has elected to sell or cause to be sold the Real and Personal Property described in said Deed of Trust, to satisfy said obligation.

YOU MAY HAVE the right to cure the default and reinstate the obligation secured by the Deed of Trust described herein. To determine if reinstatement is possible or to get any information on this foreclosure, contact the office of TITLE SERVICE AND ESCROW COMPANY, 25 West St. Fernley, Nv. 89408, Telephone 775-575-2286, between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.

DATED May 19, 1999

TITLE SERVICE AND ESCROW COMPANY

[Signature]
by: _____
SAM T. ROSS, President

STATE OF NEVADA)
) ss.
COUNTY OF LYON)

On May 19, 1999, personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), SAM T. ROSS who acknowledged to me that he executed the within instrument.

[Signature: Stephanie L. Jackson]
Notary Public



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BK0599PG4379

RECORDERS USE

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

'99 MAY 21 AM 11:39

LINDA SLATER
RECORDER
\$7.00 PAID *[Signature]* DEPUTY