

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 November 16, 1992, and executed by Michael S. McCloskey and Elizabeth McCloskey, husband and wife as joint tenants as Trustor, to secure certain obligations in favor of Walter H. Kilby and Betty Ann Kilby, husband and wife as joint tenants as beneficiary, recorded November 20, 1992, in Book 1192, at Page 3546, as Document No. 293607, of Official Records of Douglas County, State of Nevada, including one note in the amount of \$33,000.00.

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 April 20, 1999 installment in the amount of \$147.00. Non-payment of the May 20, 1999 installment in the amount of \$297.00. Late charges in the amount of \$15.00 owing for each installment more than 5 days late from April 20, 1999 . 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 775-828-5500.

DATED: August 17, 1999

Walter H Kilby

Walter H. Kilby
Betty Ann Kilby

Betty Ann Kilby

STATE OF CALIFORNIA)
COUNTY OF Stanislaus) SS

This instrument was acknowledged before me on August 19, 1999 by Walter H. Kilby and Betty Ann Kilby.

Sharon Ann Wan

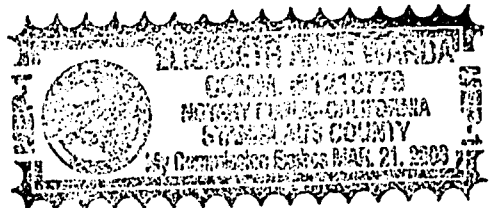
NOTARY PUBLIC

99051894
991506895
Foreclosure No.

Phil Frink

Trustee Sale Officer

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



0475424

BK0899PG5213

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1999 AUG 27 PM 3: 49

LINDA SLATER
RECORDER

\$ 8⁰⁰ PAID Bk DEPUTY

0475424

BK0899PG5214