

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 April 22, 1988, and executed by Wase R. Morlan and Lisa C. Morlan, husband and wife as joint tenants as Trustor, to secure certain obligations in favor of James Russell Sterling and Diane Gail Sterling as beneficiary, recorded May 6, 1988, in Book 588, at Page 850, as Document No. 177584, of Official Records of Douglas County, State of Nevada, including one note in the amount of \$20,559.99.

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 (775) 828-5500.

DATED: December 2, 1999


Diane Gail Sterling

STATE OF NEVADA)
COUNTY OF CARSON CITY) SS

This instrument was acknowledged before me on 12-6-99 by Diane Gail Sterling.


NOTARY PUBLIC
990512663
Phil Frink 991509905
Trustee Sale Officer Foreclosure No.

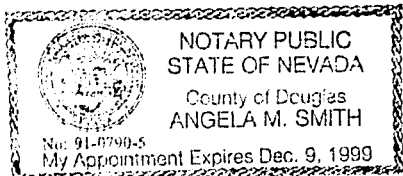
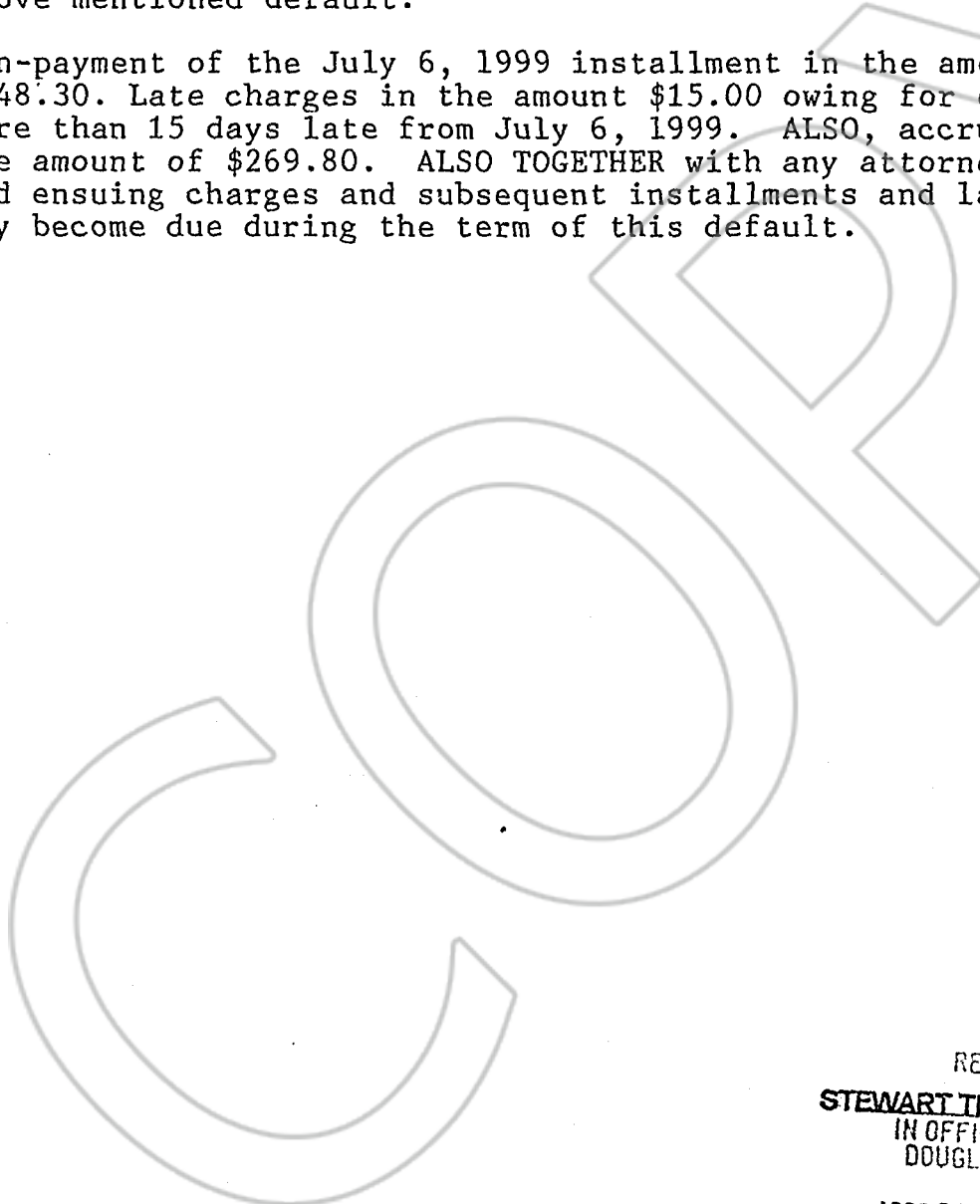


EXHIBIT "A"

Failure to pay the November 16, 1998 installment in the amount of \$146.40 to E. P. Bachstadt and Thereesa M. Bachstadt due on account of a note secured by a deed of trust recorded November 16, 1981, in Book 1181, at Page 1598, as Document No.62506 of Official Records of Douglas County, Nevada. Which deed of trust encumbers the subject property and is senior to the deed of trust referred to herein where Diane Gail Sterling is beneficiary. Said failure constituted a default on the junior deed of trust in favor of said Sterling. 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.

On November 29, 1999 the beneficiary advanced \$3,764.10 to reinstate the above mentioned default.

Non-payment of the July 6, 1999 installment in the amount of \$148.30. Late charges in the amount \$15.00 owing for each installment more than 15 days late from July 6, 1999. ALSO, accrued late charges in the amount of \$269.80. 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.



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

1999 DEC 10 PM 4: 32

LINDA SLATER
RECORDER

\$ 8⁹⁹ PAID K9 DEPUTY

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BK 1299PG 1978