

Order No. E-57854-P

### NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

**NOTICE IS HEREBY GIVEN:** That Lawyers Title of Las Vegas, Inc., a corporation, is Trustee under a deed of trust dated June 6, 1973, executed by THEODORE W. HOLMGREN, who acquired title as TED HOLMGREN, as to Parcel I, ALTON C. BINGHAM, MARSHA BINGHAM and JAMES K. SEASTRAND, as to Parcel II as Trustor(s), to secure certain obligations in favor of KELTNER, MILAM & CO., TRUSTEES as Beneficiary, recorded June 28, 1973, in Book 7, Document No. 53060, of Official Records in the office of the Recorder of Lincoln County, Nevada, describing land therein as:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

That a breach of, and default in, the obligations for which such Trust Deed is security has occurred in that monthly installment of principal and interest which became due February 6, 1975 and all subsequent monthly installments are now delinquent.

That by reason thereof, the undersigned, present beneficiary under such Trust Deed, has executed and delivered to said Trustee a written Declaration of Default and Demand for Sale, and has deposited with said Trustee such Trust Deed 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.

Dated March 24, 1975

KELTNER, MILAM & CO., TRUSTEES

STATE OF Nevada  
 County of Clark  
 On this 24th day of March, 19 75  
 personally appeared before me, a Notary Public in and for said  
 County and State, K. L. Keltner

*[Signature]*  
 K. L. Keltner

known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

*[Signature]*  
Notary Public in and for said County and State.

**EVELYN J. KAUFMAN**  
 Notary Public - State of Nevada  
 COUNTY OF CLARK  
 My Commission Expires March 31, 1977

SPACE BELOW FOR RECORDER'S USE ONLY

No. 56467

FILED AND RECORDED AT REQUEST OF  
Lawyers Title of Las Vegas  
APR 9 1975

AT 1 MINUTES PAST 1 O'CLOCK  
P. M. IN BOOK 14 OF OFFICIAL  
RECORDS, PAGE 34-35 LINCOLN  
COUNTY, NEVADA.

*[Signature]*  
COUNTY RECORDER

BOOK

14 PAGE 34

Lincoln County

EXHIBIT "A"

PARCEL I:

ALL OF HIGHLAND KNOLLS , as shown by map thereof on file in Book "A" of Plats, page 100, Lincoln County, Nevada records.

EXCEPTING THEREFROM Lots 4, 5, 34, 36 and the South Half ( $S\frac{1}{2}$ ) of Lot 50.

The South Half ( $S\frac{1}{2}$ ) of Section 3, Township 3 South, Range 67 East, M.D.M.

The Northwest Quarter ( $NW\frac{1}{4}$ ) of Section 2, Township 3 South, Range 67 East, M.D.B. & M.

EXCEPTING THEREFROM the following described parcels:

- (a) The Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ).
- (b) The Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ).
- (c) The Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ).
- (d) The Southwest Quarter ( $SW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ).
- (e) The West Half ( $W\frac{1}{2}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ).
- (f) The East Half ( $E\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ).

The Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section 2, Township 3 South, Range 67 East, M.D.B. & M.

The Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section 2, Township 3 South, Range 67 East, M.D.B. & M.

EXCEPTING THEREFROM the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of said Section 2.

PARCEL II:

The following portions of Township 3 South, Range 67 East, M.D.B. & M.

SECTION 10: ALL

SECTION 11: The South Half ( $S\frac{1}{2}$ ); the South Half ( $S\frac{1}{2}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ); the South Half ( $S\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) and the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ).

SECTION 14: ALL

SECTION 15: The North Half ( $N\frac{1}{2}$ ); the East Half ( $E\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ); the North Half ( $N\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ); the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ).