

Lincoln County

W-92.111N

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

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within three months from the date this notice of default was recorded. This amount is \$5,074.84 as of April 13, 1992, and will increase until your account becomes current.

You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay the amount stated above. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; (2) establish a schedule of payments in order to cure your default; or both (1) and (2). After three months from the date of recordation of this document (which date of recordation appears hereon), unless the obligation being foreclosed upon, or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

BENEFICIARY: Gray & End, Agents for Fleet Mortgage Corp.
MAILING ADDRESS: 600 North Broadway, Milwaukee, Wisconsin 53202
TELEPHONE: (414) 224-1235 or (414) 224-1236

LOAN NO. 2374953 OTHER REF. TS NO. HAL0949W

If you have any questions, you should contact a lawyer or the government agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

IT IS HEREBY GIVEN THAT JAMES P. MULLIGAN is duly appointed Trustee under a Deed of Trust dated December 6, 1982 executed by John D. ... as Trustor, to secure certain obligations in favor of Mortgage Associates, Inc., recorded December 30, 1982, as Instrument No. 76996, in ... page 228 of Official Records in the Office of the Recorder of Lincoln, Nevada, describing land therein as described in said Deed of Trust, ... ONE note for the PRINCIPAL sum of (\$40,000.00) Forty Thousand and no/100, ... and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of: ... and all subsequent installments together with late charges and advances.

The beneficial interest under such Deed of Trust and the obligations secured thereby have been transferred to the undersigned. ... the undersigned, present beneficiary under such Deed of Trust, has executed and delivered to said Trustee a written Declaration of Default ... and has deposited with said Trustee such Deed of Trust and all documents evidencing obligations secured thereby, and has declared and does ... 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 ... therefrom.

APN 03 077-04
A K A: 159 Main Street
Caliente, NV 89008

Fleet Mortgage Corp.
By: *Paul Baumgartner*
Assistant Vice President Paul Baumgartner
By: *Stephen Neder*
Assistant Secretary Stephen Neder

Dated: April 13, 1992

RECORDING REQUESTED BY
AND WHEN RECORDED
MAIL TO:
GRAY & END
500 NORTH BROADWAY
SUITE 400
MILWAUKEE, WI 53202 5099
414 224 8090

098434
Lincoln County Title
May 14, 1992
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P 101
257

James Setzer
REC- 101 PAGE 257

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

On April 13, 1992 before me, the undersigned, a Notary
Public in and for said State personally appeared Paul Baumgartner
Assistant Vice known to me to be the
President, and Stephen Neder
known to me to be the Assistant Secretary of the
Corporation that executed the within Instrument, personally known
to me (or proved to me on the basis of satisfactory evidence) to
be the persons who executed the within Instrument, on behalf of
the corporation therein named, and acknowledged to me that such
Corporation executed the within Instrument pursuant to its by-laws
or a resolution of its board of directors.

WITNESS my hand and official seal

Signature

Kelly Hultgren
Kelly Hultgren

Name (Typed or Printed)

My Commission Expires: 4-2-95

