



# Nevada Title Insurance Company

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

Foreclosure Number: 96-04-2437 FCL

**NOTICE IS HEREBY GIVEN:**

That Nevada Title Company, a Nevada Corporation the current Trustee under a Deed of Trust dated NOVEMBER 11, 1991, executed by SOUTHWEST CAPITAL CORPORATION, A UTAH CORPORATION as Trustor, to secure obligations in favor of CHARLES L. MCKINNEY AND MARILYNN M. MCKINNEY, HUSBAND AND WIFE AS JOINT TENANTS, as beneficiary, recorded DECEMBER 6, 1991 as Document Number 097870 in Book 99, at page 604 of Official Records, LINCOLN County, Nevada.

That a breach of the obligations for which such Trust Deed is security has occurred in that:

The installment of principal and interest due on MARCH 6, 1996 and all subsequent installments which have not been paid, remain due, owing and delinquent.

Together with all sums (if any) advanced by the beneficiary and any interest accrued thereon to superior creditors to preserve the security of the beneficiary.

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 surrendered to 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 has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

DATED this 2nd day of MAY 1996

*Charles L. McKinney*  
CHARLES L. MCKINNEY

*Marilynn M. McKinney*  
MARILYNN M. MCKINNEY

STATE OF: Nevada

COUNTY OF: Johnson

On May 13, 1996, before me, a Notary Public,

personally appeared Charles L. McKinney & Marilyn M. McKinney

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this document and acknowledged (he, she, they) executed it.

Signature Lawrence Hill  
(Notary Public)



WHEN RECORDED MAIL TO:  
NEVADA TITLE COMPANY  
3320 W. SAHARA AVE. # 200  
LAS VEGAS, NEVADA 89102

105230

RECORDED AT RE...  
Cov County Title

May 17, 1996  
15 MINUTES PAST 4 O

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*Lawrence Hill*  
NOTARY PUBLIC