

Loan No. 96-1513L

Notice of Default and Election to Sell Under Deed of Trust

NOTICE IS HEREBY GIVEN: THAT NEVADA TRUST DEED SERVICES INC., a corporation, is duly appointed Trustee under a Deed of Trust dated Aug. 27, 1996 executed by EDDIE BOZARTH, JR., a single man

as Trustor, to secure certain obligations in favor of MAREN E. WAGNER, TRUSTEE OF THE MAREN E. WAGNER TRUST DATED MAY 19, 1994

as beneficiary, recorded August 27, 1996 as instrument no. 105822 in book 120 page 465 of Official Records in the Office of the Recorder of Lincoln County, Nevada, describing land therein as:

SEE ATTACHED EXHIBIT "A"

said obligations including one note for the sum of \$17,000.00 that the beneficial interest under such Deed of Trust and the obligations 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:

the monthly installment of principal and interest in the amount of \$359.47 due on the 27th day of October 1996 and on the 27th day of each month thereafter, plus late charges together with any costs and fees as per the terms of the note, have not been paid.

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 duly appointed Trustee, such Deed of Trust and all documents evidencing obligations secured thereby, and has declared and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

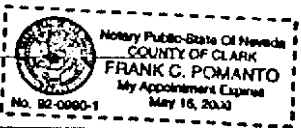
The Maren E. Wagner Trust dated 5/19/94
By Maren E. Wagner, Trustee
Maren E. Wagner, Trustee

Date December 3, 1996

STATE OF NEVADA)
COUNTY OF CLARK) SS.

On December 3, 1996, personally appeared before me, a Notary Public, Maren E. Wagner, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that s/he executed the [above] instrument.

Signature: Frank C. Pomanto
FRANK C. POMANTO
Name (Typed or Printed)



C. K. Gagnier NV 9409
Trustee Sale Officer Trustee's Sale Number

AND WHEN RECORDED MAIL TO
NEVADA TRUST DEED SERVICES, INC.
1850 E. Sahara Ave., Suite 220
Las Vegas, Nevada 89104

NV 9409
EXHIBIT "A"

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

That portion of the North Half of the Northeast Quarter (N1/2 NE1/4) of Section 15, Township 3 South, Range 67 East, M.D.B. &M., Lincoln County, Nevada lying East of the Union Pacific Railroad right-of-way line and further described as follows:

COMMENCING at the Northeast corner of said Section 15, running South $0^{\circ}56'32''$ E., a distance of 1307.31 feet; thence S. $89^{\circ}40'29''$ W., to the East right-of-way line of the Union Pacific Railroad; thence running Northeasterly along said Railroad right-of-way line to the North line of said Section 15; thence N. $89^{\circ}35'37''$ E., to the point of beginning.

NO. 103804
Filed And Recorded At Request Of
First American Title
December 12, 1996
At 59 Minutes Past 1 O'Clock
P M In Book 122 Of Official Records
Page 572 Lincoln County Nevada.

Yuriko Setzer
County Recorder
By Jessie Boucher, deputy