

After Recording Mail To:

Cow County Title Co.
P.O. Box 1608
Tonopah, Nevada 89049

Order/Foreclosure No.: 19015101
Loan No.:

**NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO
CAUSE SALE OF REAL PROPERTY UNDER DEED OF TRUST**

NOTICE IS HEREBY GIVEN: THAT COW COUNTY TITLE CO., a Nevada Corporation, is duly appointed Trustee under a Deed of Trust dated August 9, 1991, executed by KEN WEBSTER and CAROL WEBSTER, husband and wife as community property with right of survivorship, Trustor, in favor of JUDITH A. JOSEPH aka JUDY JOSEPH, Beneficiary, recorded August 21, 1991 in Book 98 of Official Records, Page 20 as File No. 097255, in the Office of the County Recorder of Lincoln County, Nevada securing, among other obligations, one (1) note(s) for the principal sum of \$250,000.00; 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 since July 27, 1996 and remain due, all subsequent payments, interest, delinquent taxes, and all costs incurred; Failure to maintain membership in Associated Food Stores; Failure to keep property in good condition and repair; Failure to maintain adequate levels of inventory reasonably necessary to maintain the value and income from said property; Allowing waste to occur on the property in the form of lost business income;

that by reason thereof, the undersigned, 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 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.

There is now owing and unpaid upon said note the sum of \$176,959.21 principal, and interest thereon from June 27, 1996.

NOTICE

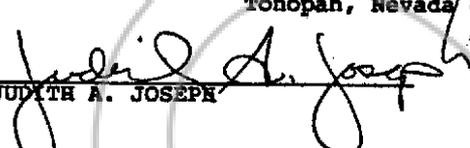
You may have the right to cure the default herein and reinstate the one obligation secured by such Deed of Trust above described. Section 107.080 NRS permits certain defaults to be cured upon the payment of the amounts required by that section without requiring payment of that portion of principal and

NOTICE OF BREACH AND DEFAULT-continued

interest which would not be due had not default occurred. 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 the amount, if any, necessary to cure the default, contact the Beneficiary or their successors in interest, whose name and address as of the date of this is:

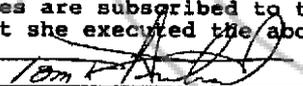
JUDITH A. JOSEPH
c/o Cow County Title Co.
P.O. Box 1608
Tonopah, Nevada 89049


JUDITH A. JOSEPH

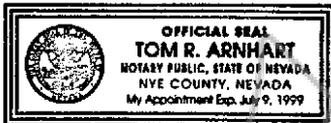
STATE OF Nevada

COUNTY OF Lincoln

On July 3, 1997 appeared before me, a Notary Public, JUDITH A. JOSEPH, personally known or proved to me to be the person whose names are subscribed to the above instrument, who acknowledged that she executed the above instrument.


Notary Public

My commission expires: 7/9/1999



109170

NO. 109170
Filed And Recorded At Request Of
Cow County Title
July 3, 1997
At 05 Minutes Past 4 O'Clock
p M In Book 128 Of Official Records
Page 508 Lincoln County Nevada.

Yuriko Setzer
County Recorder

by Ledie Boucher
Deputy