

19017469

T.S. No. 98-2829-23

LOAN NO.: 10000775

**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 the time permitted by law for reinstatement of your account, which is normally thirty five days after to the notice of default has been recorded and mailed. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$4,536.02 as of 6/2/98, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. 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; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

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.

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan.

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

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:

INDEPENDENT NATIONAL MORTGAGE CORP.
15010 AVENUE OF SCIENCE, #201
SAN DIEGO, CA 92128
Attn.: CHRISTY CHRISTENSEN at (800) 325-9759 2515

RECORDING REQUESTED BY:
WOLF & RICHARDS

WHEN RECORDED MAIL TO:
WOLF & RICHARDS
A LAW CORPORATION
18 CORPORATE PLAZA DRIVE
NEWPORT BEACH, CA 92660-7901

(949) 720-9200

BOOK 135 PAGE 195

T.S. No. 98-2829-23

LOAN NO.: 10008775

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

Following the expiration of the time period referred to in the first paragraph of this notice, 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.

NOTICE IS HEREBY GIVEN: That Wolf & Richards, A Law Corporation is duly appointed Trustee under a Deed of Trust dated 10/29/96, executed by CHARLES L. STEWART, JR., as Trustor(s), to secure certain obligations in favor of INDEPENDENT NATIONAL MORTGAGE CORPORATION, as beneficiary, recorded 11/19/96, as Instrument No. 106335, in Book 122, Page 206 of Official Records in the Office of the Recorder of LINCOLN County, Nevada describing land therein:

As more fully described in the above mentioned Deed of Trust.

including FOR THE ORIGINAL SUM of \$90,931.43; that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the beneficiary; 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 INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 4/1/98 AND ALL SUBSEQUENT INSTALLMENTS, TOGETHER WITH LATE CHARGES AS SET FORTH IN SAID NOTE AND DEED OF TRUST, ADVANCES, ASSESSMENTS AND ATTORNEY'S FEES, IF ANY.

To cure this default and reinstate your loan, you must pay the entire amount then due at the time of reinstatement, including any additional unpaid amounts that you are obligated by the terms of the note and deed of trust to pay, such as, but not limited to, taxes, hazard insurance, and obligations secured by prior encumbrances, plus trustee's and/or attorney's fees and costs and expenses incurred in enforcing the obligation. Nothing in this notice shall be construed as a waiver of any fees owing to the beneficiary under the Deed of Trust, pursuant to the terms of the loan documents.

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 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.

WOLF & RICHARDS, IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: June 02, 1998

Wolf & Richards, A Law Corporation,
as agent for beneficiary

By: Sindy Clements
SINDY CLEMENTS, TRUSTEE SALE OFFICER

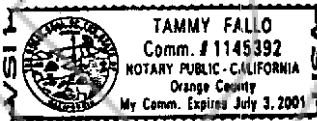
9004 135 JUN 1998

State of CALIFORNIA) SS.
County of ORANGE)

On 6/2/98 before me, the undersigned, TAMMY FALLO
personally appeared SINDY CLEMENTS personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Tammy Fallo (Seal)
TAMMY FALLO



RECORDING REQUESTED BY:
WOLF & RICHARDS

WHEN RECORDED MAIL TO:
WOLF & RICHARDS
A LAW CORPORATION
18 CORPORATE PLAZA DRIVE
NEWPORT BEACH, CA 92660-7901

(949) 720-9200

NO. 111116

FILED AND RECORDED AT REQUEST OF

COW COUNTY TITLE

JUNE 10, 1998

AT 20 MINUTES PAST 4 O'CLOCK

PM IN BOOK 135 OF OFFICIAL

RECORDS PAGE 195 LINCOLN

COUNTY, NEVADA.

YURIKO SETZER

BY Leticia Cochran, DEPUTY

BOOK 135 PAGE 197