

120405

Recording requested

And when recorded mail to:
Kirt Whipple
Attorney at Law
200 N. Mill Trace Dr.
The Woodlands, Texas 77381

FILED FOR RECORDING
AT THE REQUEST OF

Shirley McCrosky

2003 JUN 24 PM 1:11

LINCOLN COUNTY RECORDER
LESLIE BOUCHER
DEPT-128

**NOTICE OF DEFAULT AND ELECTION TO SELL
REAL PROPERTY UNDER DEED OF TRUST**

IMPORTANT NOTICE

IN THE MATTER of the Deed of Trust made by Bill Bush, Grantor, to Kirt Whipple Esq., Trustee, dated August 28, 2000, recorded September 15, 2000, as Document No. 115236, in Book 150, Page 490 of Official Records, in the office of the County Recorder of Lincoln County, Nevada, securing among other obligations, a Promissory Note for \$91,468.89 in favor of Max McCrosky and Shirley N. McCrosky, Beneficiary, (the "Deed of Trust").

NOTICE IS HEREBY GIVEN that a breach of an obligation for which said Deed of Trust is a security has occurred in that there has been a default due to the failure of Grantor to pay the debt secured by the Deed of Trust, as it becomes due according to the terms of the Promissory Note dated August 28, 2000, wherein \$91,468.89 in principal and accrued interest on the unpaid balance of the principal amount at the rate of 8.5% per annum is payable to Max McCrosky and Shirley N. McCrosky in 180 installments of \$900.73, beginning on September 1, 2000 and continuing on the first of each month afterwards, until the sum has been paid in full, at maturity date September 1, 2015 (the "Note").

There is now owing and unpaid upon said Note the sum of \$87,288.68 in principal, and \$9,443.70 in accrued interest as of June 1, 2003 for a total amount of \$96,732.38 in due and unpaid principal and accrued interest. Further, interest continues to accrue on the due and unpaid principal and interest at the rate of 8.5% per annum.

By reason of this breach and default, it is hereby declared that the entire unpaid amount of the Note and all other sums secured by the Deed of Trust is immediately due and payable, and notice is hereby given of the election of the undersigned to cause Kirt Whipple Esq., the Trustee thereunder, to sell the property described therein in the manner provided in the Deed of Trust, and notice is further hereby given that the undersigned has executed and delivered to the Trustee a written declaration of this breach and default and a written demand for the sale of the property described in the Deed of Trust.

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. In accordance therewith, unless the obligation being foreclosed upon or a separate written agreement between you and the Beneficiary permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by the Beneficiary. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by the Note and Deed of Trust. If you fail to make future payments on the Note, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the Note and Deed of Trust, the Beneficiary may insist that you do so in order to reinstate your account in good standing.

Upon your written request, the Beneficiary 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. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, contact:

Max McCrosky and Shirley N. McCrosky
HC#74, P.O. Box 172
Pioche, Nevada 89043
Phone No. (775) 962-4653

If you have any questions, you should contact a lawyer.


Max McCrosky

6-24-03
Date


Shirley N. McCrosky

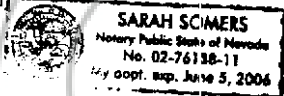
6/24/03
Date

STATE OF NEVADA)
)
COUNTY OF LINCOLN) CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned notary Public, on this day personally appeared Max McCrosky, known to me by identification through an identification card bearing his photograph and signature to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the instrument for the purposes and considerations expressed in it.

Given under my hand and seal of office on this 24th day of June, 2003.

[Signature] [signature]
Sarah Somers [printed name]
Notary Public in and for
The State of Nevada
My Commission Expires June 05/06 [date]

[seal] 

STATE OF NEVADA)
)
COUNTY OF LINCOLN) CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned notary Public, on this day personally appeared Shirley N. McCrosky, known to me by identification through an identification card bearing his photograph and signature to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the instrument for the purposes and considerations expressed in it.

Given under my hand and seal of office on this 24th day of June, 2003.

[Signature] [signature]
Sarah Somers [printed name]
Notary Public in and for
The State of Nevada
My Commission Expires June 05/06 [date]

[seal] 