

120859

Assessor's Parcel # 001 331 03

Recording Requested By :
When Recorded Mail To :

BENJAMIN B. CHILDS, ESQ.
318 S. Maryland Parkway
Las Vegas, Nevada 89101

FILED FOR RECORDING
AT THE REQUEST OF

Benjamin B. Childs
ESQ.

2003 SEP 4 PM 1 36

CLERK OF COUNTY RECORDS
FEE \$5.00
LESLIE BOWEN

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

Notice is given that BENJAMIN B. CHILDS is the duly appointed substitute trustee under that certain Deed of Trust dated September 25, 2002, executed by LORRAINE A. DIFELICE, Trustor and FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, Trustee designating Nevada State Bank Trust F.B.O. Larry Holmes Beneficiary, which Deed of Trust was recorded on October 3, 2002 in the office of the County Recorder of Lincoln County, Nevada in Book 167 Page 244 of Official Records, describing land therein as:

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 1 North, Range 67 East, M.D.B. & M, Lincoln County, Nevada

A breach of, and a default in, the conditions and obligations for which said Deed of Trust is security has occurred in that payments have not been received since February, 2003.

That by reason thereof, the present beneficiary under said Deed of Trust 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.

NOTICE REGARDING RIGHT TO CURE

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

which would not be due had no default occurred. Where reinstatement is possible, if the default is not cured within 35 days following recording and mailing of this Notice to Trustor or Trustor's successor in interest, the right of reinstatement will terminate, the entire amount owed to beneficiary may be declared to be due and payable, and the property may thereafter be sold. The Trustor may have the right to bring court action to assert the non existence of a default or any other defense of Trustor to acceleration and sale.

Benjamin B. Childs
BENJAMIN B. CHILDS, Trustee

STATE OF NEVADA }
 } ss
COUNTY OF CLARK }

On September 3, 2003 before me, personally appeared BENJAMIN B. CHILDS, a person who is personally known to me and subscribed this instrument and acknowledged to me that he executed the same in his authorized capacity.

Signature: E. Seyberth
(Affix seal)

