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

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

7700 COLLEGE TOWN DRIVE #101
SACRAMENTO, CA 95826
(916) 383-2500
C/O AKT DEVELOPMENT CORPORATION

ANGELIO K. TSAKOPOULOS, AN INDIVIDUAL, WILLIAM C. CUMMINGS, AN INDIVIDUAL, JD RANCH, A CALIFORNIA GENERAL PARTNERSHIP AND RUSSELL RANCH, A CALIFORNIA LIMITED PARTNERSHIP, 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. 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:

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 from the date this Notice of Default may be recorded. 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 \$2,612,600.00 as of 04/06/93 and will increase until your account becomes current. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay the amount stated above. 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 the default; or both (1) and (2). 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. 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:

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST
IMPORTANT NOTICE

W.T. Service Corporation
1111 Howe Avenue, Ste. 450A
Sacramento, CA 95825

AND WHEN RECORDED MAIL TO

RECORDING REQUESTED BY

145150

Attn: Foreclosure Department

Title Order No. _____
Trustee Sale No. 93-04-12
Reference No. _____
Space above this line for recorder's use

48325-70



Notary Public in and for said County and State

[Signature]
WITNESS my hand and official seal.

On 04/06/93 before me, Loretta Echols, Assistant Secretary, a Notary Public in and for said county, personally appeared 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.

BY: *[Signature]* SHEILLEY APPINO, ASSISTANT SECRETARY

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

W. T. SERVICE CORPORATION, A CALIFORNIA CORPORATION
AS TRUSTEE

DATE: APRIL 6, 1993

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the 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.

as Beneficiary recorded on 04/27/92 as instrument no. 140734 of Official Records in the Office of the Recorder of EUREKA, as more fully described on said Deed of Trust, including 11 note(s); that the beneficial interest under said 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 said Deed of Trust is security has occurred in that the payment has not been made of: THE PRINCIPAL BALANCE OF THE PROMISSORY NOTES AND UNPAID INTEREST THEREON DUE AND PAYABLE ON APRIL 5, 1993, BY DEMAND LETTER DATED APRIL 5, 1993, PURSUANT TO THE TERMS OF THE NOTES AND ALL UNPAID INTEREST ACCRUED SUBSEQUENT TO SAID MATURITY DATE.

as Trustor, to secure obligations in favor of ANGELO K. TSAKOPOULOS, AN INDIVIDUAL, WILLIAM C. CUMMINGS, AN INDIVIDUAL, JD RANCH, A CALIFORNIA GENERAL PARTNERSHIP AND RUSSELL RANCH, A CALIFORNIA LIMITED PARTNERSHIP

W. T. SERVICE CORPORATION, A CALIFORNIA CORPORATION is duly authorized Agent for the Trustee, or duly appointed Trustee, or as duly designated Trustee under a Deed of Trust dated 03/30/92 executed by DANIEL H. RUSSELL AND ROBERTA A. RUSSELL, HUSBAND AND WIFE AS COMMUNITY PROPERTY

NOTICE IS HEREBY GIVEN THAT:

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
93 APR -8 P1:15
EUREKA COUNTY, NEVADA
M.N. REBALCATE, RECORDER
FILE NO. 145150
FEE \$6.00

TS NO. 93-04-12
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