

172523

When recorded return to:
Stewart Title of Northeastern Nevada
Foreclosure Dept.

FCL 99251435

**NOTICE OF BREACH AND ELECTION TO SELL
UNDER DEED OF TRUST**

NOTICE IS HEREBY GIVEN:

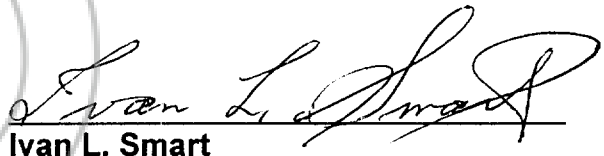
That **STEWART TITLE OF NORTHEASTERN NEVADA, A NEVADA CORPORATION** is Trustee under a Deed of Trust dated April 7, 1998, executed by Cheyenne Land & Livestock Company, Inc., a Nevada corporation, as Trustor to secure certain obligations in favor of **IVAN SMART, A MARRIED MAN**, as Beneficiary, recorded April 8, 1998, in Book 318, Page 521, of Official Records, in the office of the Recorder of Eureka County, Nevada, as Document No. 170005

That a breach of the obligations for which such Trust Deed is security has occurred in that the monthly installment of principal and interest due and payable under the terms of said promissory note on May 15, 1999 and subsequent payments have not been paid and remain due, owing and unpaid.

That in addition to the default stated above, should any prior taxes, liens or encumbrances be delinquent or become delinquent, or should the Beneficiary advance sums to protect their security, said delinquencies must be cured as a condition of reinstatement or payoff.

That by reason thereof, the undersigned, present beneficiary under such Trust Deed, has executed and delivered to said Trustee a written Declaration of Default and Demand for Sale, and has surrendered to said Trustee such trust deed and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

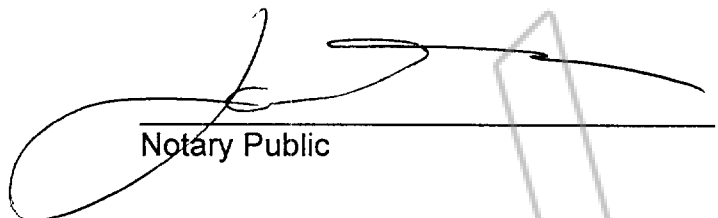
Dated: August 5, 1999

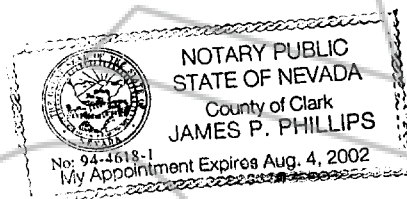

Ivan L. Smart

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STATE OF NEVADA)
)ss
COUNTY OF CLARK)

On this 10th day of August, 1999, personally appeared before me, a notary public **Ivan Smart, a married man** personally known or proved to me to be the person(s) whose name(s) are/is subscribed to the above instrument who acknowledged to me that he executed the above instrument.


Notary Public



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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Little
99 AUG 16 PM 4:49
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 8.00

172523

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