

905711

Trustee Sale No. 01-3073-03

A.P.N. 07-380-49

176563

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST
AND SECURITY AGREEMENT**

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 cost and expenses within the time permitted by law for reinstatement of your account, which is normally fifteen business days prior to the date set for the sale of your property. 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 **\$3,756.83** as of 11/2001, 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 and Security Agreement. 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 and Security Agreement, 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 to 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 do 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).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed on 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.

BOOK 341 PAGE 453

905711

Trustee Sale No. 01-3073-03

Notice of Default, Page 2 of 3

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:

Waneco Finance Servicing Corp.
W.T. CAPITAL LENDER SERVICES
15 N. HIGHWAY 101, SUITE A
MILANA BEACH, CA 92075
(951) 222-4644

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 conclusion of the foreclosure.

Remember,

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

NOTICE IS HEREBY GIVEN: That **WT Capital**, is either the original trustee, the duly appointed substituted trustee, or acting agent for the trustee or beneficiary under a Deed of Trust dated **6/26/1995**, executed by **Ronald A. Wilson**, Trustor, to secure certain obligations in favor of **Turn Key Homes**, as Beneficiary, Recorded **7/19/15**, as Instrument No. **158292**, Book **284**, Page **171**, of Official Records in the office of the Recorder of **Eureka** County, Nevada, as more fully described in said Deed of Trust; and **Ronald A. Wilson**, further executed Security Agreement and/or Manufactured Home Contract dated **6/26/1995**, to secure certain obligations in favor of **Turn Key Homes** described as a **1996 Multi Wide Cavco** manufactured home or mobilehome which is registered with the Manufactured Housing Division under registration Title Number **B01125**, located at **100 Van Fleet Rd., Eureka, NV 89316**, (hereinafter referred to as "Security Instruments") including One (1) Note for the sum of **\$61,339.82**; that the beneficial interest under said Deed of Trust and under said Security Instruments and the obligation secured thereby are presently held by the current beneficiary that a breach of, and default in, the obligations for which said Deed of Trust and Security Instruments is security has occurred in that the payment has not been made of:

THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON **2/1/2001** AND ALL SUBSEQUENT INSTALLMENTS, TOGETHER WITH ALL LATE CHARGES, ADVANCES TO SENIOR LIENS, INTEREST INSURANCE, TAXES AND ASSESSMENTS; ANY DELINQUENT TAXES AND/OR INSURANCE PREMIUMS AND/OR PAYMENTS TO PRIOR LIENHOLDERS TO BE ADVANCED BY THE BENEFICIARY AFTER THE RECORDING OF THE NOTICE OF DEFAULT.

The Beneficiary herein elects to conduct a unified sale pursuant to NRS 104.9501(4), et seq., of some or all of the personal property and/or fixtures collateral along with the real property collateral described herein. Notwithstanding the above, the Beneficiary reserves its right to revoke this election as to some or all of said personal property and/or fixtures.

BOOK 341 PAGE 454

905711

Trustee Sale No. 01-3073-03

Notice of Default, Page 3 of 3

That by reason thereof, the said beneficiaries under such Deed of Trust and Security Instruments have executed and delivered to said trustee a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee said Deed of Trust and security instruments 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 and all other secured property to be sold to satisfy the obligations secured thereby.

Dated: June 11, 2001

WT Capital

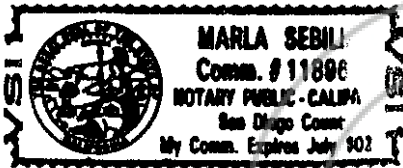
Keri Snyder
KERI SNYDER
Assistant Trustee Sale Officer

STATE OF CALIFORNIA

COUNTY OF San Diego

On 6-11-01 before me, Marla Sebilian a Notary Public in and for said County and State personally appeared Keri Snyder personally known to me (or proved to me on basis 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 his / (her) / its signature(s) on the instrument is/are the signature(s) of the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal



Marla Sebilian
Marla Sebilian

Recording Requested By:

When Recorded Mail to:
W.T. CAPITAL LENDER SERVICES
505 N. HIGHWAY 101, SUITE
SOLANA BEACH, CA 92078

BOOK 341 PAGE 453
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
That American Title
01 JUN 21 PM 3:10

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES \$ 9.00

176563
BOOK 341 PAGE 455