

***THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.***

**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 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 30 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 **\$11,844.26** as of **March 14, 2003**, 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 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. 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 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:

Monseco Finance Corp.
c/o W.T. CAPITAL LENDER SERVICES
640 WEST SHAW AVENUE, SUITE 101
FRESNO, CA 93711
(559) 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 the 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 as agent for the trustee or beneficiary under a Deed of Trust dated **5/23/96**, executed by **Dennis E. Wells, Jr. and Kammy R. Wells**, Trustor, in favor of **Green Tree Financial Corporation**, as Beneficiary, Recorded **6/12/96** as Instrument No. **163238**, Book **297**, Page **251**, of Official Records in the office of the Recorder of **Eureka County, Nevada**, as more fully described in said Deed of Trust; and, as additional security, **Dennis Wells, Jr. and Kammy R. Wells** further executed a Security Agreement and/or Manufactured Home Contract dated **5/23/96**, in favor of **Green Tree Financial Corporation** described as a **1996 Champion UBC North Homes** manufactured home or mobile home, which is registered with the Manufactured Home Division under registration Title Number **B0165573**, Serial Number **22962964166AB**, located **585 El Cajon, Eureka, Nevada**, (hereinafter referred to as "Security Instruments") to secure certain obligations including One (1) Note for the sum of **\$134,946.00**; 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:

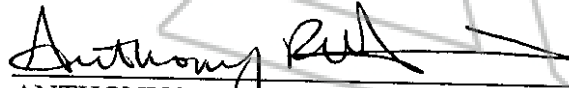
THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON **6/1/2002** AND ALL SUBSEQUENT INSTALLMENTS, TOGETHER WITH ALL LATE CHARGES, ADVANCES TO SENIOR LIENS, INTEREST, INSURANCE, TAXES AND ASSESSMENTS; ANY DELINQUENT TAXES AND/OR INSURANCE PREMIUMS AND/OR PAYMENTS TO PRIOR LIENHOLDERS TO BE ADVANCED BY THE BENEFICIARY AFTER THE RECORDING OF THE NOTICE OF DEFAULT.

The Beneficiary herein elects to conduct a unified sale pursuant to NRS 104.9604, 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, Beneficiary reserves its right to revoke this election as to some or all of said personal property and/or fixtures.

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

Dated: March 14, 2003

WT Capital

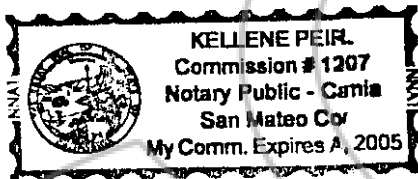


ANTHONY R. GARCIA, Trustee's Sale Officer

STATE OF CALIFORNIA)
) SS.
COUNTY OF FRESNO

On March 14, 2003 before me, **Kellene Peirsol**, a Notary Public in and for said County and State, personally appeared **Anthony Garcia** personally known to me (or proved to me on the basis satisfactory evidence) to be the person(s) whose name(s) 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/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official




Kellene Peirsol

Recording Requested By:

When Recorded Mail to:
W.T. CAPITAL LENDER SVICES
1640 WEST SHAW AVENUE SUITE 101
FRESNO, CA 93711

BOOK 360 PAGE 003
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2003 MAR 25 PM 3:43

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 16.00

181487

Notice of Default • Page 3 of 3