

**181520**

Trustee Sale No. 03-5031-01

A.P.N. 002-052-11

1658321

***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 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 10 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 **\$2,558.13** as **March 27, 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 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:

Wentco Finance Corp.  
c/o W.T. CAPITAL LENDER SERVICES  
640 WEST SHAW AVENUE, SUITE 101  
RENO, CA 93711  
(530) 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 **12/20/96**, executed by **Patrick L. Crouch and Mal R. Crouch**, Trustor, in favor of **Green Tree Financial Corporation**, as Beneficiary, Recorded 1/9/97 as Instrument No. **165883**, Book **304**, Page **561**, of Official Records in the office of the Recorder of Eska County, Nevada, as more fully described in said Deed of Trust; and, as additional security, **Patrick Crouch and Michal R. Crouch** further executed a Security Agreement and/or Manufactured Home Contract dated **12/20/96**, in favor of **Green Tree Financial Corporation** described as a **1981 Kaufman And Broadhara** manufactured home or mobile home, which is registered with the Manufactured Housing Division under registration Title Number **B0170431**, Serial Number **113440AB**, located at **Lander Avenue, Escent Valley, Nevada**, (hereinafter referred to as "Security Instruments") to secure certain obligations including One (1) Note for the sum of **\$43,770.85**; that the beneficial interest under said Deed of Trust and undivided 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 secured has occurred in that the payment has not been made of:

THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 1/1/2003 AND ALL SUBSEQUENT INSTALLMENTS, TOGETHER WITH ALL LATE CHARGES, ADVANCES TO SENIOR LIENS, INTEREST INSURANCE, TAXES AND ASSESSMENTS; THE SUM OF \$406.00 HERETOFORE ADVANCED BY BENEFICIARY IN PAYMENT OF DELINQUENT FIRE INSURANCE; ANY DELINQUENT TAX 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 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 said 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 thereon 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: March 27, 2003

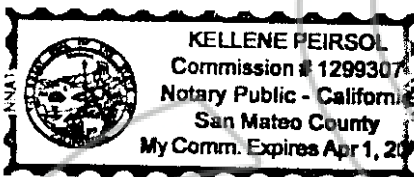
WT Capital

*Anthony R. Garcia*  
ANTHONY R. GARCIA, Trustee's Sale Officer

STATE OF CALIFORNIA  
SS.  
COUNTY OF FRESNO

On March 20, 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*  
Kellene Peirsol

Recording Requested By:

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

BOOK 360 PAGE 74  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Just American Title*  
2003 APR -2 PM 4:15

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

**181530** Notice of Default • Page 3 of 3