

RECORDING REQUESTED BY

Recording Requested by:

APN 460-28-710-007

WHEN RECORDED MAIL TO

Regaining Your Investment

PLACER

FORECLOSURE

INCORPORATED

12190 Herdal Drive, Suite 9

Auburn, California 95603-5637

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 SEP 15 PM 3:26

WERNER CHRISTEN
RECORDER

\$15⁰⁰ PAID *KJ* DEPUTY

#030503611-TSE

Space above line for Recorder's use

LOAN: CAPITAL FINANCE 03-1039

OTHER:

FILE: PFI-036128
80

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

NOTICE IS HEREBY GIVEN: That WESTERN TITLE COMPANY INC., is duly appointed Trustee under a Deed of Trust dated: 03/21/2003, executed by 1358 SARATOGA STREET LLC as Trustor, to secure certain obligations in favor of CAPITAL FINANCE Beneficiary, recorded 03/24/2003, as Document No. 0571035 Book N/A Page N/A of Official Records, in the office of the Recorder of DOUGLAS County, Nevada, describing the land therein: AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST.

including 1 note(s) for the sum of \$180,000.00; That the beneficial interest under such Deed of Trust 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 TRUSTOR'S FAILURE TO PAY THE INTEREST ONLY PAYMENT WHICH BECAME DUE ON 09/01/2003 AND ALL SUBSEQUENT INSTALLMENTS, WHEN DUE. TOGETHER WITH ACCRUED LATE CHARGES, FORECLOSURE FEES AND EXPENSES, AND ANY ATTORNEY FEES AND EXPENSES, IF ANY, WHICH MAY ARISE AS A RESULT OF THIS FORECLOSURE ACTION.

THAT by reason thereof the present beneficiary under said Deed of Trust, has executed and delivered to said duly appointed Trustee, such Deed of Trust and all documents evidencing obligations secured thereby, 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.


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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: **PLACER FORECLOSURE INCORPORATED**
12190 HERDAL DRIVE, AUBURN CA 95603, Phone: (530) 888-8411

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

DATE: September 12, 2003




RON ROBBINS, PRESIDENT
PLACER FORECLOSURE, INC., agent for the beneficiary

STATE OF CALIFORNIA,
COUNTY OF **PLACER**

On **SEP. 12, 2003**, before me, the undersigned, a Notary Public, for said State, personally appeared ****RON ROBBINS****, personally known to 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 instrument 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.

WITNESS my hand and official seal.

Signature 

NOTARY



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