

1418-10-511-017
APN: 124-083-30
Recording Requested by:

WHEN RECORDED MAIL TO
Regaining Your Investment

PLACER
FORECLOSURE
INCORPORATED
12190 Herdal Drive, Suite 9
Auburn, California 95603-5637
04072064

REQUESTED BY
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 JUL -7 AM 10: 36

WERNER CHRISTEN
RECORDER

\$15⁰⁰ PAID *Kg* DEPUTY

Space above line for Recorder's use

LOAN: CAPITAL/CF04-1017

OTHER:

FILE: PFI-046381

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

NOTICE IS HEREBY GIVEN: That **PLACER TRUSTEE SERVICES, INC.**, is duly appointed Trustee under a Deed of Trust dated: **02/11/2004**, executed by **JOHN F. MANGAN** and **LYNNE J. MANGAN**, Trustor, to secure certain obligations in favor of **CAPITAL FINANCE**, Beneficiary, recorded **02/19/2004**, as Document No. **0605081** Book **0204** Page **7857** 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 **\$280,000.00**; 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 **THE INTEREST ONLY INSTALLMENT WHICH BECAME DUE ON 06/01/1004 AND ALL SUBSEQUENT INSTALLMENTS, WHEN DUE. TOGETHER WITH ACCRUED LATE CHARGES, DELINQUENT PROPERTY TAXES, PERMITTED 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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