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

WHEN RECORDED MAIL TO

Regaining Your Investment

PLACER

<u>FORECLOSURE</u>

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

040072064

LOAN: CAPITAL/CF04-1017

REQUESTED BY
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

2004 JUL -7 AM 10: 36

WERNER CHRISTEN RECORDER

s/5 PAID KA DEPUTY

Space above line for Recorder's use

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.

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

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If you have any questions, you should contact a lawyer or the governmental agency which may
have insured your loan.
70(200
DATE: July 6, 2004
RON ROBBINS, PRESIDENT PLACER FORECLOSURE, INC., DBA PLACER TRUSTEE SERVICES
STATE OF CALIFORNIA,
COUNTY OF
On July 6, 2004 , 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 he his/her/their signature (s) are the instrument of the same instrument in his/her/their authorized capacity(ies), and the his/her/their signature (s) are the instrument of 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.
acted, executed the institution.
WITNESS my hand and official seal.
Commission # 1284712
Signature Willias Notory Public - Cofffornia
NOTARY Placer County My Comm. Expires Dec 16, 2004