

DOC # 0650720
07/28/2005 10:14 AM Deputy: BC

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00

BK-0705 PG-13230 RPTT: 0.00



APN: 141-810-511-017

Recording Requested by:

WHEN RECORDED MAIL TO

Regaining Your Investment

PLACER

FORECLOSURE

INCORPORATED

12190 Herdal Drive, Suite 9

Auburn, California 95603-5637

050502050 TSG.

Space above line for Recorder's use

LOAN: CAPITAL/CF04-017

OTHER: 5890140

FILE: PFI-056660

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**, as 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 07/01/05 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, SUITE 9, 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: July 22, 2005

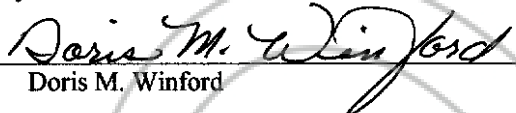

LAURALEE LEWIS, FORECLOSURE AGENT,
PLACER FORECLOSURE dba PLACER TRUSTEE SERVICES

STATE OF CALIFORNIA,
COUNTY OF PLACER

On **July 22, 05**, before me, the undersigned, a Notary Public, for said State, personally appeared **LauraLee Lewis**, 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


Doris M. Winford

