

OFFICIAL RECORD

Requested By:
STEWART TITLE OF DOUGLAS

COUNTY
Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0306 PG- 2030 RPTT: 0.00



APN: 0923-18-111-010
Recording Requested by:

WHEN RECORDED MAIL TO
Regaining Your Investment

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

"LSI TITLE FNDS DIVISION"

LOAN: CF04-1044/ KOLESAR
060500435

OTHER:

Space above line for Recorder's use

FILE: PFI-066853

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

NOTICE IS HEREBY GIVEN: That **PLACER FORECLOSURE, INC.**, is duly appointed Trustee under a Deed of Trust dated: **03/17/2004**, executed by **JAMES KOLESAR AND BECKY KOLESAR**, as Trustor, to secure certain obligations in favor of **CAPITAL FINANCE**, as Beneficiary, recorded **04/02/2004**, as Document No. **0609266** Book **0404**, Page **01201**, 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 **\$27,000.00** 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 02/01/2006 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

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

DATE: March 3, 2006


PLACER FORECLOSURE, INC., TRUSTEE
BY: Fidelity National Title Insurance Co.

STATE OF CALIFORNIA,
COUNTY OF *Orange*

On 3/3/06 before me, the undersigned, a Notary Public, for said State, personally appeared *Terri Sheppard*, 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 *Carmela Drisdale*

