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12/17/2007 10:48AM Deputy: GB

OFFICIAL RECORD

Requested By:
STEWART TITLE - DOUGLAS
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-1207 PG-3400 RPTT: 0.00



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
Premier Trust Deed Services, Inc.
6501 Irvine Center Drive,
Mail Stop DA-AM
Irvine, CA 92618

W760971

Space above this line for Recorder's use

TS No.: 07-30274-NV

Loan No.: 0022000509

TSG 1002249

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

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION. You may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account (normally five business days prior to the date set for the sale of your property). No sale may be set until three months from the date this notice of default is recorded (which date of recordation appears on this notice). This amount is **\$17,554.02** as of **12/14/2007**, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

Option One Mortgage Corporation
3 Ada
Irvine, CA 92618
(949) 790-8333 Telephone
(949) 790-8394 Fax

TS No.: 07-30274-NV
Loan No.: 0022000509

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

Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN: That **Premier Trust Deed Services Inc.** is duly appointed Trustee and/or Agent for Beneficiary under a Deed of Trust dated **07/25/2006**, executed by **STEVEN K. LEHR, AN UNMARRIED MAN**, as trustor(s), to secure certain obligations in favor of **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION**, as beneficiary, and **PREMIER TRUST DEED SERVICES, INC.** as Trustee, recorded **07/31/2006**, as Instrument No. **0680928**, of Official Records in the Office of the Recorder of **Douglas** County, describing land therein **as more fully described in said Deed of Trust**, Said obligations including ONE NOTE FOR THE ORIGINAL sum of **\$415,000.00**.

That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

The monthly installment of principal and interest plus impounds which became due on 8/1/2007 and all subsequent installments, together with late charges as set forth in said Note and Deed of Trust, advances, assessments and attorney fees, if any. Nothing in this notice shall be construed as a waiver of any fees owing to the beneficiary under the deed of trust, pursuant to the terms of the loan documents.

That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has deposited with said duly appointed Trustee, such deed of trust and all documents evidencing obligations secured thereby, and has declared 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.

Dated: December 14, 2007

Premier Trust Deed Services Inc.
As Agent for the Beneficiary
By: LSI Title Agency, Inc., its' agent

By: _____

G Sheppard
G Sheppard

THIS OFFICE IS ATTEMPTION TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

AS REQUIRED BY LAW, YOU ARE HEREBY NOTIFIED THAT A NEGATIVE CREDIT REPORT REFLECTING ON YOUR CREDIT RECORD MAY BE SUBMITTED TO A CREDIT REPORT AGENCY IF YOU FAIL TO FULFIL THE TERMS OF YOUR CREDIT OBLIGATIONS.



BK-1207
PG-3401

State of Ca
County of Orange

On 12-14-07 before me, Jejara Garcianni, Notary Public, appeared
G. 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 they executed the same and 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: [Signature]
Notary Public in and for said county and state

