



APN: 1318-23-410-004

When Recorded Mail to:
Stewart Title of Nevada, Northeastern Div.
Attn: Colleen Memeo – Foreclosure Dept.
810 Idaho Street
Elko, NV 89801

(Space Above For Recorder's Use Only)

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN:

THAT Stewart Title of Nevada Holdings, Inc., a Nevada corporation, is duly appointed Trustee, under a Deed of Trust, dated December 3, 2010 and executed by Anthony Wayne Lanegan and Lois Ann Lanegan, husband and wife, as Trustors, to secure certain obligations in favor of Mildred L. Bogue as Beneficiary, recorded December 7, 2010, as Document No. 775005, of Official Records of Douglas County, State of Nevada, including one note in the amount of \$140,000.00.

That the beneficial interest under such Deed of Trust and the obligation secured thereby are presently held by Mildred L. Bogue; 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:

Non-payment of the payment of principal and/or interest due on April 1, 2011, in the amount of \$709.36 ; PLUS all accrued interest; PLUS all accrued late fees if any and expenses of the Trustee and Beneficiaries.

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 Sale, and has deposited with said 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.

NOTICE

YOU MAY HAVE THE RIGHT TO CURE THE DEFAULT HEREIN AND REINSTATE THE OBLIGATION SECURED BY SUCH DEED OF TRUST ABOVE DESCRIBED. SECTION 107.080 NEVADA REVISED STATUTES PERMITS CERTAIN DEFAULTS TO BE CURED UPON THE PAYMENT OF THE AMOUNTS REQUIRED BY THAT SECTION WITHOUT REQUIRING PAYMENT OF THAT PORTION OF PRINCIPAL AND INTEREST WHICH WOULD NOT BE DUE HAD NO DEFAULT OCCURRED. WHERE REINSTATEMENT IS POSSIBLE, IF THE DEFAULT IS NOT CURED WITHIN 35 DAYS FOLLOWING THE RECORDING AND MAILING TO TRUSTOR



OR TRUSTOR'S SUCCESSOR IN INTEREST OF THIS NOTICE, THE RIGHT OF REINSTATEMENT WILL TERMINATE AND THE PROPERTY MAY THEREAFTER BE SOLD.

To determine if reinstatement is possible, and for the amount necessary to cure the default, contact Colleen M. Memeo at (775) 738-5181.

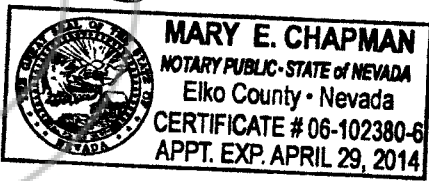
DATED: June 29, 2011

Mildred L. Bogue
Mildred L. Bogue, Beneficiary

STATE OF NEVADA)
)ss
COUNTY OF ELKO)

On this 5th day of July, 2011, personally appeared before me, a notary public, Mildred L. Bogue personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that she executed the above instrument.

Mary E. Chapman
Notary Public



Colleen M. Memeo
Trustee Sale Officer
Foreclosure No. 1040795