

DOC # 715326
12/27/2007 01:26PM Deputy: SD
OFFICIAL RECORD
Requested By:
STEWART TITLE - DOUGLAS
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 2 Fee: 15.00
BK-1207 PG-5697 RPTT: 0.00

RECORDING REQUESTED BY:

15661 RED HILL AVENUE, SUITE 201
TUSTIN, CA 92780
AND WHEN RECORDED MAIL TO:
Executive Trustee Services, LLC
2255 North Ontario Street, Suite 400
Burbank, California 91504-3120



APN: 1220-21-511-015
T.S. No. : GM-125175-C Loan No.: 0713913389

100367570

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO
CAUSE
SELL OF REAL PROPERTY UNDER DEED OF TRUST**

NOTICE IS HEREBY GIVEN THAT: EXECUTIVE TRUSTEE SERVICES, LLC is the duly appointed

Trustee under a Deed of Trust dated **10/13/2005**, executed by **PATRICIA VALENCIA, A MARRIED WOMAN**, as trustor in favor of **"MERS" MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LENDER, MORTGAGEIT, INC.**, recorded **10/27/2005**, under instrument no. **0659184**, in book , page , of Official Records in the office of the County recorder of **Douglas**, County, Nevada securing, among other obligations.

One note(s) for the Original sum of \$258,000.00, that the beneficial interest under such Deed of Trust and the obligations secured hereby are presently held by the undersigned; that a breach of and default in the obligations for which such Deed of Trust is security has occurred or that payment has not been made of:

Installment of Principal and Interest plus impounds and/or advances which became due on 10/1/2007 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

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 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.

T.S. No. : GM-125175-C
Loan No.: 0713913389

NOTICE

You may have the right to cure the default hereon and reinstate the one obligation secured by such Deed of Trust above described. Section NRS 107.080 permits certain defaults to be cured upon the Payment of the amounts required by that statutory 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 recording and mailing of this Notice to Trustor or Trustor's successor in interest, the right of reinstatement will terminate and the property may thereafter be sold. The Trustor may have the right to bring a court action to assert the nonexistence of a default or any other defense of Trustor to acceleration and Sale.

To determine if reinstatement is possible and the amount, if any, to cure the default, contact:

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.
C/O Executive Trustee Services, LLC
2255 N. Ontario Street, Suite 400
Burbank, California 91504-3120

(818) 260-1600

Dated: 12/24/2007

Executive Trustee Services, LLC
As Agent for Beneficiary

By:


Dee C. Ortega, Limited Signing Officer

State of California } SS.
County of Los Angeles }

On 12/24/2007 before me, Mike Sproule Notary Public, personally appeared Dee C. Ortega 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 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



Mike Sproule

(Seal)

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