

DOC # 755938  
12/21/2009 10:20AM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
NORTHERN NEVADA TITLE CC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 65.00  
BK-1209 PG-4746 RPTT: 0.00



**WHEN RECORDED MAIL TO:**  
**Old Republic Default Management Services**  
**PO Box 250**  
**Orange, California 92856-6250**

DO-1092554-TSG

APN: 1420-18-113-117 TS No.: 09-36273 TSG Order No.: 33-80104196

The undersigned hereby affirms that there is no Social Security number contained in this document.

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

**NOTICE IS HEREBY GIVEN THAT: Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company, P.O. Box 250, Orange, CA 92856-6250 is the duly appointed Trustee under a Deed of Trust dated 11/3/2004, executed by JEFFREY O. PORRAS AND TYRA J. PORRAS, HUSBAND AND WIFE AS JOINT TENANTS, as trustor in favor of GREATER NEVADA MORTGAGE SERVICES, A LIMITED LIABILITY COMPANY, recorded 11/5/2004, under instrument no. 0628590, in book 1104, page 03018, of Official Records in the office of the County recorder of Douglas, County, Nevada securing, among other obligations.**

The property address is purported to be: 917 AMADOR CIRCLE, CARSON CITY, <sup>NV</sup>CA 89705

One Note for the Original sum of \$192,000.00, 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 4/1/2009 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.: 09-36273

### 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 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: Greater Nevada Mortgage Services Loss Mitigation (775) 888-6999**

**Greater Nevada Mortgage Services  
4070 Silver Sage Drive  
Carson City, NV  
Attn: Foreclosure Dept  
775-886-1928**

**Old Republic Default Management Services, a Division  
of Old Republic National Title Insurance Company  
PO Box 250  
Orange, California 92856-6250  
(866) 263-5802**

**Dated: 12/18/2009**

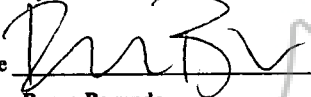
**Old Republic Default Management Services, a Division of Old  
Republic National Title Insurance Company, as Agent for the  
beneficiary**

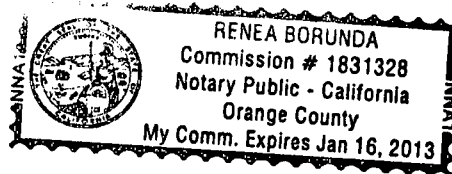
By:   
**Vikki Richards, Assistant Secretary**

State of California }ss  
County of Orange }

On 12/18/2009 before me, Renea Borunda Notary Public, personally appeared Vikki Richards 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  (Seal)  
**Renea Borunda**



"We are attempting to collect a debt, and any information we obtain will be used for that purpose."