

DOC # 756027  
12/21/2009 03:51PM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 66.00  
BK-1209 PG-5100 RPTT: 0.00

APN: 1420-18-710-009

RECORDING REQUESTED BY:  
**First American Title Company**  
WHEN RECORDED MAIL TO  
**Trustee Corps**  
**30 Corporate Park, Suite 400**  
**Irvine , CA 92606**



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

**Trustee Sale No. NV15000197-09-1**  
3284 DOG LEG DRIVE MINDEN NV 89423  
Title Order No:4332186

Loan No. 52002957

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

NOTICE IS HEREBY GIVEN THAT: TRUSTEE CORPS is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under that certain Deed of Trust (together with any modifications thereto, the "Deed of Trust") dated November 7, 2006, executed by KARI M. LEUTNER, A MARRIED WOMAN, as trustor in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS** as Beneficiary and SIERRA PACIFIC MORTGAGE COMPANY, INC. as lender under Deed of Trust recorded on November 16, 2006, as Instrument No. 0688878, in Book 1106, in Page 5979 of Official Records in the office of the County recorder of Douglas County, Nevada, and that

The Deed of Trust secures the payment of and the performance of certain obligations, including, but not limited to, the obligations set forth in that certain Promissory Note with a face amount of \$417,000.00 (together with any modifications thereto the "Note"), and that

A breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the Trustor has failed to perform obligations pursuant to or under the Note and/or Deed of Trust, specifically: failed to pay payments which became due;

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.

### **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 the statutory period set forth in Section NRS 107.080, 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:

MIDFIRST BANK  
C/O TRUSTEE CORPS.  
30 Corporate Park, Suite 400  
Irvine , CA 92606  
Phone No.: 949-252-8300

Dated: December 17, 2009  
TRUSTEE CORPS, as Agent for MIDFIRST BANK  
By: First American Title Company, as agent

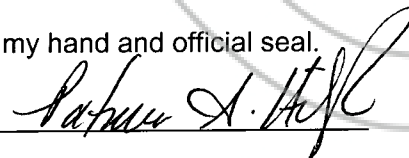
By:  MATT JOHNSON, Authorized Signature

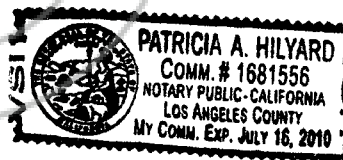
State of California  
County of Orange

On December 21, 2009 before me, PATRICIA A HILYARD, Notary Public in and for said county, personally appeared MATT JOHNSON who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California the the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



EXP 7/16/10 #1681556

(Seal)



## LOAN MODIFICATION CONTACT AND HUD COUNSELING CONTACT FORM

Pursuant to the requirements of NRS 107.085, and the exercise of the power of sale pursuant to NRS 107.080 with respect to any trust agreement which concerns owner-occupied housing and as required under NRS 107, the trustee and/or its authorized agent hereby provides the following information:

The contact information which the grantor or the person who holds the title of record may use to reach a person with authority to negotiate a loan modification on behalf of the beneficiary of the deed of trust is:

Loan Modification Contact Information:

MIDLAND MORTGAGE CO  
999 NW GRAND BLVD  
OKLAHOMA CITY , OK 73118  
Phone No.:(800) 552-3000

Contact information for at least one local housing counseling agency approved by the United States Department of Housing and Urban Development is:

HOUSING FOR NEVADA  
285 E Warm Springs Road Ste 100  
Las Vegas, NV 89119  
Telephone 877-649-1335  
Telephone 702-270-0300

CONSUMER CREDIT COUNSELING  
SERVICE OF SOUTHERN NEVADA  
841 E 2ND  
Carson City, Nevada 89701  
Telephone: 800-451-4505

NEVADA LEGAL SERVICES, INC.  
841-A East Second Street  
Carson City, Nevada 89701  
Telephone: 702-386-0404

CONSUMER CREDIT COUNSELING  
SERVICE OF SOUTHERN NEVADA  
2920 N. Green Valley Parkway  
Henderson, Nevada 89014  
Telephone: 702-364-0344

SPRINGBOARD - HENDERSON  
1489 West Warm Springs Road, Suite 213  
Henderson, Nevada 89102  
Telephone: 800-947-3752

ACORN HOUSING, LAS VEGAS, NV  
953 E. Sahara Ave., #226  
Las Vegas, Nevada 89104  
Telephone: 702-384-3022

CCCS OF SOUTHERN NEVADA  
2650 S. Jones Blvd  
Las Vegas, Nevada 89146-0000  
Telephone: 702-364-0344