

DOC # 756787
01/07/2010 08:51AM Deputy: DW
OFFICIAL RECORD
Requested By:
SPL INC - LA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 66.00
BK-110 PG-949 RPTT: 0.00

Recording requested by:

UTLS
When recorded mail to:

UTLS Default Services, LLC
Post Office Box 5899
6 Executive Circle
Suite 100
Irvine, CA 92616



Space above this line for Recorder's use

TS No.: 057-010423

Order # 30214204

Loan No.: 0062808654

Assessors Parcel No(s) 1121-05-515-021

Notice of Breach and Default and of Election to Cause Sale of Real Property Under Deed of Trust

NOTICE IS HEREBY GIVEN: That UTLS DEFAULT SERVICES, LLC is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 2/8/2008, executed by TERRY W MATHESON, A MARRIED MAN, as Trustor, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as beneficiary, recorded 2/11/2008, as Instrument No. 717874, in Book , Page of Official Records in the Office of the Recorder of Douglas County, Nevada securing, among other obligations including 1 NOTE(S) FOR THE ORIGINAL sum of \$178,000.00, that the beneficial interest under such Deed of Trust and the obligations secured thereby 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 in that payment has not been made of:

Installment of principal and interest plus impounds and / or advances which became due on 5/1/2009 plus amounts that are due or may become due for the following: late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustees fees, and any attorney fees and court costs arising from or associated with beneficiaries effort to protect and preserve its security must be cured as a condition of reinstatement.

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 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.



TS No.: 057-010423
Loan No.: 0062808654
Notice of Default
Page 2

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

FIRST HORIZON HOME LOANS, a division of FIRST TENNESSEE BANK NATIONAL
ASSOCIATION
c/o UTLS DEFAULT SERVICES, LLC
Post Office Box 5899
Irvine, CA 92616
Phone: (949) 885-4500

And to determine if you are qualified for loan modification, contact:

MetlifeHome Loans
Shantell Williams - Taylor
Phone: 214-441-6013
Email: shtaylor@metlifehomeloans.com

HUD Approved Conseling Agencies - Nevada

Consumer Credit Counseling Service of Southern Nevada
841 E. 2nd
Carson City, NV 89701
Phone: (800) 451-4505
Email: ccanv@aol.com
Web: www.cccsnevada.org

CCCS of Southern Nevada
2650 S. Jones Boulevard
Las Vegas, NV 89146
Phone: (702) 364-0344
Toll Free: (800) 451-4505
Fax: (702) 364-1382
Email: cccs@cccsnevada.org
Web: www.cccsnevada.org



TS No.: 057-010423
Loan No.: 0062808654
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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.

Dated: 1/6/2010

UTLS DEFAULT SERVICES, LLC

By: Jennifer Carpio
Jennifer Carpio, Authorized Signature

State of California
County of Orange)

On 1/6/2010 before me, DANA A ROSAS a notary public,
personally appeared Jennifer Carpio 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dana A Rosas (Seal)



THIS OFFICE IS ATTEMPTING 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 fulfill the terms of your credit obligations.