

DOC # 762484  
04/23/2010 09:46AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
LSI TITLE AGENCY INC.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 215.00  
BK-410 PG-4353 RPTT: 0.00

APN: 1319-30-512-010  
RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:

CAL-WESTERN RECONVEYANCE CORPORATION  
P.O. Box 22004  
525 East Main Street  
El Cajon CA 92022-9004



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  
SALE OF REAL PROPERTY UNDER DEED OF TRUST**

T.S. No. 1258704-15

Loan No. XXXXXX7343

100002339

NOTICE IS HEREBY GIVEN: THAT CAL-WESTERN RECONVEYANCE CORPORATION, A California Corporation, 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 **October 05, 2006**

executed by **TIMOTHY BUXTON AND TRACEY L BUXTON, HUSBAND AND WIFE AS JOINT TENANTS** as Trustor, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION** as Beneficiary, recorded **October 09, 2006**, under Instrument No. **0686043** in book **XX** page **XX**, of Official Records in the Office of the County Recorder of **DOUGLAS** County, Nevada describing land therein as:  
**COMPLETELY DESCRIBED IN SAID DEED OF TRUST**

Securing, among other obligations, one note(s) for the original sum of **\$210,000.00** that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the below set out beneficiary; that a breach of, and default in the obligations for which said Deed of Trust is security has occurred in that payment has not been made of

**Failure to pay the monthly payment due September 1, 2008 of principal and interest and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.**

The street address and other common designation, if any, of the real property described above is purported to be:  
754 BOULDER COURT UNIT 8  
STATELINE NV 89449

That by reason thereof, the below set out beneficiary under such Deed of Trust, has executed and delivered to the 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.



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**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 NRS 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 the statutory period set forth in section 107.080 NRS, the right of reinstatement will terminate and the property may thereafter be sold.

HUD approved local Counseling Agency:: NEVADA LEGAL SERVICES, INC.  
(800)323-8666

**To determine if reinstatement is possible and the amount, if any, necessary to cure the default, contact:  
CITIMORTGAGE, INC.**

c/o CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE, MS 314  
O FALLON MO 63368-2240

(800)926-9783

Loan Modification contact information: CMI WORKOUT DEPARTMENT  
(866)272-4749

For Foreclosure status, please contact: Cal-Western Reconveyance Corp.  
525 East Main Street  
P.O. Box 22004  
El Cajon, CA 92022-9004  
(619) 590-9200

CAL-WESTERN RECONVEYANCE CORPORATION *by LSI Title Agency*

Signature/By *G. Sheppard*  
*G. Sheppard, authorized signer*

State of California )  
County of ~~San Diego~~ *Orange*

On *4-22-10* before me, *Debra Pedley*  
a Notary Public, personally appeared *G. Sheppard*,

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 *Debra Pedley*  
Debra Pedley

Date April 22, 2010  
Ref. BUXTON, TIMOTHY



Order No. 100002339