

DOC # 774175
11/19/2010 01:50PM Deputy: SD
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 215.00
BK-1110 PG-4657 RPTT: 0.00

AP #1: 122022310167

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to

T.D. SERVICE COMPANY
1820 E. FIRST ST., SUITE 210
P.O. BOX 11988
SANTA ANA, CA 92711-1988



100716299-NV-LMO Space above this line for recorder's use

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST



T.S. No: S519971 NV Unit Code: S Loan No: 4001103235/TRAQUINA Investor
No: 0092695550

Property Address: 1436 PATRICIA DRIVE, GARDNERVILLE, NV 89460

NOTICE IS HEREBY GIVEN THAT POWER DEFAULT SERVICES, INC. is either the original Trustee, the duly appointed substituted Trustee, or acting as agent for the Trustee or Beneficiary under the following described Deed of Trust:

Trustor: MIGUEL A. TRAQUINA

Recorded January 11, 2006 as Instr. No. 0665594 in Book --- Page --- of Official Records in the office of the Recorder of DOUGLAS County, NEVADA

Said Deed of Trust secures certain obligations including one Note for the sum of \$332,000.00.

That the Beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; 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: **THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE AUGUST 1, 2010 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST. PLUS LATE CHARGE(S). PLUS ESCROW DEFICIT IN THE AMOUNT OF \$11,273.43. PLUS MISCELLANEOUS FEE(S) IN THE AMOUNT OF \$60.00. PLUS RECOVERABLE CORPORATE BALANCE IN THE AMOUNT OF \$29.60.**

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.



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T.S. No: S519971 NV Unit Code: S Loan No: 4001103235/TRAQUINA Investor
No: 0092695550

Direct Foreclosure status inquiries to:
T.D. Service Company
1820 E. First St., Suite 210
P.O. Box 11988
Santa Ana, CA 92711-1988
(800) 843-0260

If you would like to discuss your loan or set up a meeting for us to assess your financial situation and explore options that may be available to avoid foreclosure please call us at: 877/304-3100

DATED 11/19/10

POWER DEFAULT SERVICES, INC., BY T.D. Service Company as Agent for the Trustee

Adonis BY _____
BY: LSI TITLE AGENCY, INC. AS AGENT
Adonis Vailu'u / Title Assistant

We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose whether received orally or in writing.

STATE OF CA)
COUNTY OF Orange)SS

On 11/19/10 before me, Enedina O. Sanchez, a Notary Public, personally appeared Adonis Vailu'u, 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 CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature *Enedina O. Sanchez* (Seal)
Enedina O. Sanchez

