

Assessor's Parcel No(s): 1022-13-002-008
Recording requested by:

When recorded mail to:
Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101
619-645-7711

DOC # 777478
01/25/2011 10:56AM Deputy: SG
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 216.00
BK-111 PG-5174 RPTT: 0.00



TS #: **NV-10-414403-JB**
Order #: **100790817-NV-LPO**
Property Address:
4296 KYLE DR
WELLINGTON, NV 89444

Space above this line for recorders use only

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

NOTICE IS HEREBY GIVEN: That Quality Loan Service Corp. 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 3/27/2006, executed by HAROLD R. MONTEI AND SILVIA MONTEI , HUSBAND AND WIFE, AS JOINT TENANTS, WITH RIGHTS OF SURVIVORSHIP, as Trustor, to secure certain obligations in favor of WELLS FARGO BANK, N.A., as beneficiary, recorded 4/7/2006, as Instrument No. 0672349, in Book 0406, Page 2762, 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 \$544,185.00, 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 PROPERTY CEASES TO BE THE PRINCIPAL RESIDENCE OF THE BORROWER FOR THE REASON OTHER THAN DEATH AND THE PROPERTY IS NOT THE PRINCIPAL RESEDENCE OF AT LEAST ONE OTHER BORROWER

That by reason thereof the present Beneficiary under such deed of Trust has executed and delivered a written Declaration of Default and Demand for Sale 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.



TS #: NV-10-414403-JB
Notice of Default
Page 2

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. As to owner occupied property, where reinstatement is possible, the time to reinstate may be extended to 5 days before the date of sale pursuant to NRS 107.080. 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, or to receive any information relating to the status of the property please contact:

**WELLS FARGO BANK, N.A.
C/O Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101
619-645-7711**

To reach a Loss Mitigation Representative who is authorized to negotiate a Loan Modification, please contact:

**Wells Fargo Home Mortgage
Contact: Steve Murphy
Department: Loss Mitigation Department
Phone: 803-396-4115
Email: stephen.murphy@wellsfargo.com**

You may wish to consult a credit-counseling agency to assist you. The Department of Housing and Urban Development (HUD) can provide you with the name and address of the local HUD approved counseling agency by calling their toll-free hotline at (800) 569-4287 or you can go to The Department of Housing and Urban Development (HUD) web site at www.hud.gov/offices/hsg/sfh/hcc/hcs.com.

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.



TS #: NV-10-414403-JB
Notice of Default
Page 3

Dated: 1/24/2011

Quality Loan Service Corp., AS TRUSTEE

By: Jennifer Basom
Jennifer Basom, Assistant Vice President

State of California)
County of San Diego) ss.

On 1/24/2011 before me, **Sharina L. Guzman** a notary public, personally appeared **Jennifer Basom**, 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.

Sharina L. Guzman



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.