

APN No.: 1420-28-215-014

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO
Assured Lender Services, Inc.
2552 Walnut Avenue
Suite 110
Tustin, CA 92780

DOC # 782327
04/28/2011 01:10PM Deputy: DW
OFFICIAL RECORD
Requested By:
SERVICELINK IRVINE
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 215.00
BK-411 PG-5920 RPTT: 0.00



Title Order No.: 819410 Trustee Sale No.: F11-00306 NV DW Loan No.: XXXXXX7591

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

NOTICE IS HEREBY GIVEN THAT: **Assured Lender Services, Inc.** ("Trustee") 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 **07/19/2007** executed by **JOSEPH L. CORDEIRO, and ERNA C. CORDEIRO husband and wife as joint tenants**, as trustor, to secure certain obligations in favor of **CSW FINANCIAL LLC dba Titan Wholesale**, as beneficiary and **recorded on 07/25/2007 as Document No. 0706200** of Official Records in the Office of the Recorder of **Douglas County**, State of Nevada securing, among other obligations, 1 NOTE(S) FOR THE ORIGINAL sum of **\$570,000.00**, 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:

FAILURE TO PAY THE MONTHLY INSTALLMENT OF PRINCIPAL, INTEREST AND ESCROW WHICH BECAME DUE ON 03/01/2009 AND SUBSEQUENT INSTALLMENTS; LATE CHARGES, ESCROWS, FEES AND COSTS, AND FORECLOSURE FEES AND COSTS.

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration of Default and Demand for Sale, and has surrendered to 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 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 herein and reinstate the obligation secured by the 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.

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

Marix Servicing, LLC
1925 W. Pinnacle Peak Rd.
Phoenix, AZ 85027
Telephone: (623)249-2000



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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.

Date: 4/28/11

Assured Lender Services, Inc., as Agent for the Beneficiary

Cherie Maples
Cherie Maples, Foreclosure Supervisor

STATE OF CALIFORNIA

COUNTY OF ORANGE

On 4/28/11 before me, L. ASKEW, a Notary Public in and for said county, personally appeared Cherie Maples, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

L. ASKEW
Notary Public in and for said County and State

