

DOC # 786569  
07/19/2011 01:28PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
ServiceLink Irvine  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$216.00  
BK-711 PG-3269 RPTT: 0.00

**RECORDING REQUESTED BY:**

Fidelity National Title Insurance Company  
135 Main Street, Suite 1900  
San Francisco, CA 94105

**APN: 131-824-711-011**



898247  
The undersigned hereby affirms that there is no Social Security number contained in this document.

**Trustee Sale No. 11-03000-3**

**Client Reference No. 0031293483**

**PROPERTY ADDRESS: 565 BUCHANAN DRIVE, STATELINE, NV 89449**

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

**NOTICE IS HEREBY GIVEN THAT: FIDELITY NATIONAL TITLE INSURANCE COMPANY** is either the original trustee, the substituted trustee, or acting as agent for the trustee or beneficiary under that certain Deed of Trust dated August 1, 2006, executed by DAVID BATRICK AND MONICA BATRICK HUSBAND AND WIFE, as the original trustor, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR AMERICAN BROKERS CONDUIT, as the original beneficiary, recorded on August 7, 2006, as Instrument No. 0681452, in Book 0806, in Page 2383 of Official Records in the Office of the County Recorder of Douglas County, Nevada, (the "Deed of Trust"), and that

The current beneficiary is: Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2006-5, Mortgage-Backed Pass-Through Certificates Series 2006-5, (the "Beneficiary"), and that

The Deed of Trust secures the payment of and the performance of certain obligations, including, but not limited to, the obligations set forth in that certain Promissory Note with a face amount of \$963,750.00 (together with any modifications thereto the "Note"), and that

A breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the Trustor has failed to perform obligations pursuant to or under the Note and/or Deed of Trust, specifically: failed to pay payments which became due; together with late charges due;

That by reason thereof the present Beneficiary under such Deed of Trust 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 the statutory period set forth in Section NRS 107.080, 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:  
**AMERICAN HOME MORTGAGE SERVICING**  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256  
Loan No.: 0031293483  
Phone No.: 877-304-3100

To determine status of the foreclosure, contact:  
Fidelity National Title Insurance Company  
135 Main Street, Suite 1900  
San Francisco, CA 94105  
Phone No.: 415-247-2450  
T.S. No.: 11-03000-3  
Dated: July 19, 2011

Fidelity National Title Insurance Company, as Agent for the beneficiary.

By: ServiceLink, its Agent

*Melissa Wagner*

By: \_\_\_\_\_, Authorized Signature

**MELISSA WAGNER**

State of CALIFORNIA  
County of ORANGE

**HELEN ANH NGUYEN**

On 7-19-2011 before me, \_\_\_\_\_, Notary Public personally appeared MELISSA WAGNER 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 \_\_\_\_\_

*[Handwritten Signature]*





## LOAN MODIFICATION CONTACT AND HUD COUNSELING CONTACT FORM

Pursuant to the requirements of NRS 107.085, and the exercise of the power of sale pursuant to NRS 107.080 with respect to any trust agreement which concerns owner-occupied housing and as required under NRS 107, the trustee and/or its authorized agent hereby provides the following information:

The contact information which the grantor or the person who holds the title of record may use to reach a person with authority to negotiate a loan modification on behalf of the beneficiary of the deed of trust is:

**Loan Modification Contact Information:**  
**AMERICAN HOME MORTGAGE SERVICING**  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256  
Phone No.: 877-304-3100  
Loan No.: 0031293483

Contact information for at least one local housing counseling agency approved by the United States Department of Housing and Urban Development is:

**HOUSING FOR NEVADA**  
285 E Warm Springs Road Ste 100  
Las Vegas, NV 89119  
Telephone 877-649-1335  
Telephone 702-270-0300

**CONSUMER CREDIT COUNSELING SERVICE  
OF SOUTHERN NEVADA**

841 E 2ND  
Carson City, Nevada 89701  
Telephone: 800-451-4505

**NEVADA LEGAL SERVICES, INC.**

841-A East Second Street  
Carson City, Nevada 89701  
Telephone: 702-386-0404

**CONSUMER CREDIT COUNSELING SERVICE  
OF SOUTHERN NEVADA**

2920 N. Green Valley Parkway  
Henderson, Nevada 89014  
Telephone: 702-364-0344

**SPRINGBOARD - HENDERSON**

1489 West Warm Springs Road, Suite 213  
Henderson, Nevada 89102  
Telephone: 800-947-3752

**ACORN HOUSING, LAS VEGAS, NV**

953 E. Sahara Ave., #226  
Las Vegas, Nevada 89104  
Telephone: 702-384-3022

**CCCS OF SOUTHERN NEVADA**

2650 S. Jones Blvd  
Las Vegas, Nevada 89146-0000  
Telephone: 702-364-0344