



A. P. No. 1319-19-710-018  
Foreclosure No. PFI-090147  
*Order # 4188160*  
When recorded mail to:  
Placer Foreclosure, Inc.  
12190 Herdal Drive, Suite 9  
Auburn, CA 95603

**AFFIRMATION PURSUANT TO  
NRS 111.312(1)(2) AND 239B.030(4)**

*Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.*

**NOTICE OF DEFAULT  
AND ELECTION TO SELL  
AND AFFIDAVIT PURSUANT TO NRS 107.080**

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED AS THE HOLDER OF THE NOTE AND DEED OF TRUST DESCRIBED BELOW, and being duly sworn, deposes and says:

A. On April 21, 2006, JEFF LARGE, an unmarried man, executed as Trustor a Deed of Trust wherein PLACER TRUSTEE SERVICES is Trustee for LORRAINE I. BERTEROTTI and DAVID CARL BERTEROTTI, Co-Trustees of THE BERTEROTTI FAMILY TRUST DATED 6/9/1980, Beneficiary, ("Deed of Trust") as security for the payment of a Promissory Note made, executed and delivered on April 28, 2006, ("Note") which said Deed of Trust was recorded April 28, 2006, as Document No. 0673723, Official Records, Douglas County, Nevada; and

B. The terms of said Promissory Note and the Deed of Trust secured thereby, were amended and modified pursuant to that certain Agreement Regarding Postponement of Trustee's Sale dated December 8, 2009, and executed by Trustor and Beneficiary herein.



C. There have been no endorsements to the Note or Assignments of the beneficial interest of the Deed of Trust; and

D. The undersigned is in actual or constructive possession of the original Note secured by the Deed of Trust; and

E. PLACER FORECLOSURE, INC., a California corporation, registered as a foreign corporation under the laws of the State of Nevada, dba PLACER TRUSTEE SERVICES, has the authority to exercise the power of sale with respect to the property encumbered by the Deed of Trust pursuant to the instruction of the undersigned; and

F. A breach of the obligation for which said transfer in trust as security was made has occurred in that default has been made in the failure to pay the balance of principal and interest due on April 1, 2011, and in the failure to perform any other term, covenant or condition contained in the Deed of Trust securing the Promissory Note and to be performed by Trustor, whether such failure to perform occurred prior to or subsequent to the date hereof, together with penalties and advances that have been incurred or made or will be incurred or made during the period of default;

G. The current principal balance under the Note is \$ 70,000.00 . The amount of the default including the principal, interest, late charges, and other charges due under the Note on the date hereof is \$ 78,304.19 ; which is owed together with fees and costs incurred in connection with the exercise of the power of sale in the estimated amount of \$ 2,000.00 . Such figures are subject to change, and must be verified.

NOTICE IS HEREBY GIVEN that the undersigned have elected to consider all of the unpaid balance of principal and interest to be due in consequence of said default, together with attorney's fees and costs that have been incurred and will hereafter accrue, all in accordance with the terms of said Promissory Note and Deed of Trust, and the undersigned have elected to sell or cause to be sold the real property commonly known as 223 Ski Court B, Stateline, Nevada, described in said Deed of Trust to satisfy said obligation.



To obtain further information with respect to this Notice of Default and Election To Sell, contact the Foreclosure Office of Placer Foreclosure, Inc., 12190 Herdal Drive, Suite 9, Telephone No. (530) 888-8411, between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.

The undersigned further is the holder of the Note and Beneficiary under the Deed of Trust, that they have read the foregoing Notice of Default, Election to Sell and Affidavit pursuant to NRS 107.080 and that the same is true of their own knowledge, except as to the matters based upon information and believe, and to those matters they believe them to be true.

*Lorraine I. Berterotti*  
Lorraine I. Berterotti,  
Co-Trustee



\_\_\_\_\_  
David Carol Berterotti,  
Co-Trustee

Subscribed and Sworn to before me  
this 13<sup>th</sup> day of July, 2011.

*D. Johnson* (see Attached loose certificate).  
\_\_\_\_\_  
Notary Public



To obtain further information with respect to this Notice of Default and Election To Sell, contact the Foreclosure Office of Placer Foreclosure, Inc., 12190 Herdal Drive, Suite 9, Telephone No. (530) 888-8411, between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.

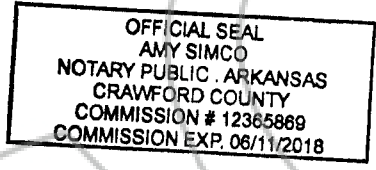
The undersigned further is the holder of the Note and Beneficiary under the Deed of Trust, that they have read the foregoing Notice of Default, Election to Sell and Affidavit pursuant to NRS 107.080 and that the same is true of their own knowledge, except as to the matters based upon information and believe, and to those matters they believe them to be true.

\_\_\_\_\_  
Lorraine I. Berterotti,  
Co-Trustee

*David Carol Berterotti*  
\_\_\_\_\_  
David Carol Berterotti,  
Co-Trustee

Subscribed and Sworn to before me  
this 14 day of July, 2011.

*Amy Simco*  
\_\_\_\_\_  
Notary Public





# CALIFORNIA JURAT WITH AFFIANT STATEMENT

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-5 to be completed only by document signer[s], not Notary)

*Notice of Default & Election to Sell*

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of San Luis Obispo

Subscribed and sworn to (or affirmed) before me on this

13<sup>th</sup> day of July, 20 11, by  
Date Month Year

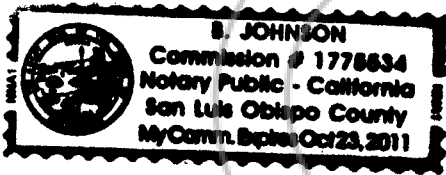
(1) Lorraine I. Berterotti  
Name of Signer

proved to me on the basis of satisfactory evidence be the person who appeared before me (.) (.)

(2) N/A (and)  
Name of Signer

proved to me on the basis of satisfactory evidence be the person who appeared before me.)

Signature B. Johnson  
Signature of Notary Public



Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

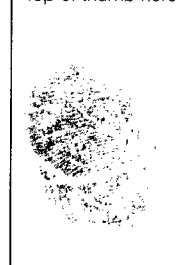
### Further Description of Any Attached Document

Title or Type of Document: Notice of Default

Document Date: 7/13/11 Number of Pages: 3

Signer(s) Other Than Named Above: N/A

RIGHT THUMBPRINT OF SIGNER #1  
Top of thumb here



RIGHT THUMBPRINT OF SIGNER #2  
Top of thumb here

