

DOC # 786993
07/26/2011 01:37PM Deputy: KE
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$215.00
BK-711 PG-5069 RPTT: 0.00



APN: 1220-16-610-059
RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:
FIRST AMERICAN TITLE
CAL-WESTERN RECONVEYANCE CORPORATION
P.O. Box 22004
525 East Main Street
El Cajon CA 92022-9004

5583838-ls

The Undersigned Hereby Affirms That There Is No Social Security Number Contained In This Document.

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

T.S. No. 1330428-15

NOTICE IS HEREBY GIVEN: THAT CAL-WESTERN RECONVEYANCE CORPORATION, A California Corporation, 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 **December 29, 1997**

executed by **PEDRO A. DUARTE AND DORA H. DUARTE, HUSBAND AND WIFE** as Trustor, in favor of **PROVIDENT FUNDING ASSOCIATES, L.P. A CALIFORNIA LIMITED PARTNERSHIP** as Beneficiary, recorded **January 09, 1998**, under Instrument No. **0430009** in book **0198** page **0950**, of Official Records in the Office of the County Recorder of **DOUGLAS** County, Nevada describing land therein as:

COMPLETELY DESCRIBED IN SAID DEED OF TRUST

Securing, among other obligations, one note(s) for the original sum of **\$58,000.00** that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the below set out beneficiary; that a breach of, and default in the obligations for which said Deed of Trust is security has occurred in that payment has not been made of **Failure to pay the monthly payment due March 1, 2011 of principal and interest and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.**

The street address and other common designation, if any, of the real property described above is purported to be:
**1303 JOBS PEAK DRIVE
GARDNERVILLE NV 89410**

That by reason thereof, the below set out beneficiary under such Deed of Trust, has executed and delivered to the Trustee, a written Declaration of Default and Demand for Sale, and has deposited with 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 payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.



**NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE
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T.S. No. 1330428-15

NOTICE

You may have the right to cure the default herein and reinstate the obligation secured by such Deed of Trust above described. Section 107.080 NRS permits certain defaults to be cured upon the payment of the amounts required by that 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 107.080 NRS, the right of reinstatement will terminate and the property may thereafter be sold.

HUD approved local Counseling Agency: NEVADA LEGAL SERVICES, INC.
(800)323-8666

To determine if reinstatement is possible and the amount, if any, necessary to cure the default, contact: CITIMORTGAGE, INC. AS SUCCESSOR BY MERGER TO PRINCIPAL

RESIDENTIAL MORTGAGE, INC
c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE, MS 314
O FALLON MO 63368-2240

(800)926-9783

Loan Modification contact information: CMI WORKOUT DEPARTMENT
(866)272-4749

For Foreclosure status, please contact: Cal-Western Reconveyance Corp.
525 East Main Street
P.O. Box 22004
El Cajon, CA 92022-9004
(619) 590-9200

CAL-WESTERN RECONVEYANCE CORPORATION
BY FIRST AMERICAN TITLE, AS AGENT

Signature/By

JAMES M. DAVIS, ASST. SEC.

State of California
County of Orange

On July 26, 2011 before me, TRACY MARIE CONRAD, a Notary Public, personally appeared JAMES M. DAVIS, 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.

Signature

Date
Ref.

July 26, 2011
DUARTE, PEDRO



1840865

Order No. 5583838