

DOC # 801131  
04/20/2012 01:30PM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
First American National De  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$217.00  
BK-412 PG-5303 RPTT: 0.00



APN: 1420-07-817-003  
WHEN RECORDED MAIL TO:  
MILES, BAUER, BERGSTROM & WINTERS, LLP  
2200 Paseo Verde Pkwy., Suite 250  
Henderson, NV 89052  
(702) 369-5960

TS No.: 12-NV0154  
Order No.: 6520676

Pursuant to A.B. 140 section (4) property address is:  
3441 PRINCETON AVENUE  
CARSON CITY, NV 89705

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

NOTICE IS HEREBY GIVEN THAT: JEREMY T. BERGSTROM, ESQ. is the duly appointed Trustee under a Deed of Trust dated November 1, 2002, executed by KENNETH M. ROBINSON, A SURVIVING JOINT TENANT, as trustor in favor of GREATER NEVADA MORTGAGE SERVICES, recorded November 6, 2002, under Instrument no. 0557091, in book 1102, page 2367, of Official Records in the office of the County recorder of DOUGLAS County, Nevada, securing, among other obligations.

Including ONE (1) NOTE(S) FOR THE ORIGINAL sum of \$85,000.00, that the beneficial interest under such Deed of Trust and the obligations secured hereby are presently held by GREATER NEVADA MORTGAGE SERVICES; that a breach of and default in the obligations for which such Deed of Trust is security has occurred or that payment has not been made of:

THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON January 1, 2012 AND ALL SUBSEQUENT INSTALLMENTS, TOGETHER WITH LATE CHARGES AS SET FORTH IN SAID NOTE AND DEED OF TRUST, ADVANCES, ASSESSMENTS AND ATTORNEY FEES, IF ANY.

NOTHING IN THIS NOTICE SHALL BE CONSTRUED AS A WAIVER OF ANY FEES OWING TO THE BENEFICIARY UNDER THE DEED OF TRUST, PURSUANT TO THE TERMS OF THE LOAN DOCUMENTS.

That by reason thereof the present Beneficiary under such Deed of Trust has executed and delivered to said duly appointed Trustee a written Declaration of Default and Demand for Sale and has deposited with said duly appointed 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.

If you are the borrower/homeowner whose principal residence is the subject of this notice, you may contact Greater Nevada Mortgage Services at 775-886-1928 to discuss the possibility of negotiating a loan modification;

You can contact your United States Department of Housing and Urban Development local housing counseling agency at Las Vegas Field Office, 300 S. Las Vegas Blvd., Suite 2900, Las Vegas, NV 89101-5833 at (702) 366-2100, Fax (702) 388-6244 to discuss options that may be available to you.



Please complete the attached "Mediation Request Statement Form" wherein you may indicate your election to enter into or waive mediation. Upon completion of this form, please return it to the trustee and to the court by certified mail, return receipt requested, not later than 30 days after you receive this notice. Enclosed is a self addressed envelope addressed to the trustee, and one envelope addressed to the Administrative Office of the Courts. If you waive your election to mediation or fail to return this form to the trustee by certified mail, the trustee will proceed with the foreclosure sale, and no mediation will be required.


**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 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:

**MILES, BAUER, BERGSTROM & WINTERS, LLP**  
2200 Paseo Verde Pkwy., Suite 250  
Henderson, NV 89052  
Phone: (702) 369-5960  
Fax: (702) 942-0411

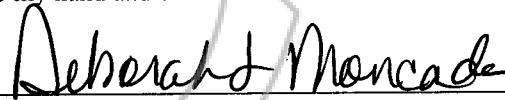
Dated: April 18, 2012

By:   
\_\_\_\_\_ **Jeremy T. Bergstrom, Esq.**

State of NEVADA  
County of CLARK

On April 18, 2012 before me, Deborah L. Moncada, Notary Public, personally appeared as Jeremy T. Bergstrom, Esq., personally known to me (or 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 he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature  (Seal)  
Notary Public in and for said County and State





**A.P.N.: 1420-07-817-003**  
**RECORDING REQUESTED BY:**  
**MILES, BAUER, BERGSTROM & WINTERS, LLP**

**WHEN RECORDED MAIL TO:**  
**MILES, BAUER, BERGSTROM & WINTERS, LLP**  
**2200 Paseo Verde Pkwy., Suite 250**  
**Henderson, NV 89052**

**TS No.: 12-NV0154**  
**Order No.: 6520676**

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**AFFIDAVIT IN SUPPORT OF NOTICE OF DEFAULT PURSUANT TO NRS 107.080**

The Undersigned hereby states, based on personal knowledge and under the penalty of perjury, the following:

The deed of trust at issue herein was originally recorded on November 6, 2002 in the public records of DOUGLAS County, Nevada as Instrument No. 0557091, in Book 1102, Page 02367. The original beneficiary was GREATER NEVADA MORTGAGE SERVICES with a last known business address of 4070 Silver Sage Drive, Carson City, NV 89701.

The current holder of the note executed by KENNETH M. ROBINSON, A SURVIVING JOINT TENANT, which note is secured by the real property located at 3441 Princeton Ave, Carson City, NV 89075, is GREATER NEVADA LLC dba GREATER NEVADA MORTGAGE SERVICES. The current beneficiary of the deed of trust securing the note with the real property located at 3441 Princeton Ave, Carson City, NV 89075, is GREATER NEVADA MORTGAGE SERVICES. The servicer of the note referenced above is GREATER NEVADA LLC dba GREATER NEVADA MORTGAGE SERVICES with an address of 4070 Silver Sage Drive, Carson City, NV 89701.

The Trustee, who has authority to exercise the power of sale against the real property located at 3441 Princeton Ave, Carson City, NV 89075, is

**Jeremy T. Bergstrom, Esq.**  
**2200 Paseo Verde Pkwy., Suite 250**  
**Henderson, NV 89052**



TS No.: 12-NV0154

The beneficiary of the deed of trust identified above, the successor in interest of the beneficiary or the Trustee identified above is in actual or constructive possession of the note secured by the deed of trust referenced above.

The Trustee identified above has the authority to exercise the power of sale with respect to the property located at 3441 Princeton Ave, Carson City, NV 89075 pursuant to the instruction of the beneficiary of record and the current holder of the note secured by the deed of trust.

The amount in default on the note referenced above is \$2,833.22 PAST DUE as of April 11, 2012. The principal amount of the obligation or debt secured by the deed of trust is **\$72,600.08**. A good faith estimate of all fees imposed and to be imposed because of the default is to be determined. The costs and fees charged to the debtor in connection with the exercise of the power of sale is \$3,000.00.

Dated: 4/12/12  
04-11-2012  
EO

GREATER NEVADA LLC, dba  
GREATER NEVADA MORTGAGE SERVICES

By: Jenny Casselman  
Jenny Casselman, Vice President of Loan Servicing

State of Nevada } ss.  
County of Carson City }

On 04-11-2012 before me, Eva O'Dell Notary Public, personally appeared Jenny Casselman, 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Eva O'Dell (Seal)

