APN#: 1219-03-002-023

RECORDING REQUESTED BY:

Meridian Foreclosure Service

AND WHEN RECORDED MAIL TO:

Meridian Foreclosure Service 8485 W. Sunset Rd. Suite 205 Las Vegas, NV 89113 DOC # 814850

12/19/2012 01:59PM Deputy: KE
OFFICIAL RECORD
Requested By:
Servicelink San Bernardino
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 7 Fee: \$220.00

BK-1212 PG-5366 RPTT: 0.00



Space above this line for Recorder's use

Title Order No. 1295903 Trustee Sale No. 25503NV

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN THAT: MERIDIAN FORECLOSURE SERVICE f/k/a MTDS, INC., A CALIFORNIA CORPORATION DBA MERIDIAN TRUST DEED SERVICE is either the duly appointed Trustee, the substitute trustee or acting as agent for the Trustee or Beneficiary under a Deed of Trust dated 09-12-2006, executed by FRED R. COONS JR. AND MARY JO COONS AS HUSBAND AND WIFE as Trustor, to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC., as Beneficiary, recorded 09-18-2006, Book, Page, Instrument 0684653 of Official Records in the Office of the Recorder of DOUGLAS County, State of Nevada, on the following property:

Purported Street Address: 221 BUENA VISTA COURT GARDENERVILLE, NV 89460

and securing, among other obligations, 1 note(s) for the original sum of \$417,000.00; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that the payment has not been made of:

THE INSTALLMENT OF PRINCIPAL AND/OR INTEREST WHICH BECAME DUE ON 06/01/2012 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND/OR INTEREST, TOGETHER WITH LATE CHARGES, IMPOUNDS, INSURANCE PREMIUMS AND/OR OTHER ADVANCES, TAXES, DELINQUENT PAYMENTS ON SENIOR LIENS, ASSESSMENTS, ATTORNEY'S FEES AND COURT COSTS ARISING FROM THE BENEFICIARY'S PROTECTION OF ITS SECURITY, AND ANY OTHER FEES AND COSTS PERMITTED UNDER THE DEED OF TRUST, PROMISSORY NOTE, AND RELATED DOCUMENTS AND ALL OF WHICH MUST BE CURED AS A CONDITION OF REINSTATEMENT. THIS AMOUNT IS NO LESS THAN \$13,068.08 AS OF THE DATE OF THIS NOTICE AND WILL INCREASE UNTIL YOUR ACCOUNT BECOMES CURRENT.

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

Title Order No. 1295903 Trustee Sale No. 25503NV

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration of 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

You may have the right to cure the default hereon and reinstate the obligation secured by such Deed of Trust above described. N.R.S. 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 the principal and interest which would not be due had no default occurred. As to owner occupied property as defined under N.R.S. 107.086, where reinstatement is possible, the time to reinstate may be extended up to 5 days before the date of sale pursuant to N.R.S. 107.080.

To find out the amount you must pay, to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR35, Mortgage Pass-Through Certificates, Series 2006-AR35 under the Pooling and Servicing Agreement dated November 1, 2006 C/O Meridian Foreclosure Service 8485 W. Sunset Rd. Suite 205 Las Vegas, NV 89113

TEL: (702) 586-4500

To reach a person with authority to negotiate a loan modification on behalf of the present beneficiary of the deed of trust, please contact:

Kim Ibarra - Loss Mitigation 2900 Esperanza Crossing, Austin, TX 78758 866-354-5947

You may wish to consult a credit-counseling agency to assist you. The Department of Housing and Urban Development (HUD) can provide you with the name and address of the local approved counseling agency by calling their toll-free hotline at (800) 569-4287 or you can go to the Department of Housing and Urban Development (HUD) web site at http://portal.hud.gov.hudportal/HUD. A list of approved counseling agencies as of 12/06/2011 is attached hereto.

The undersigned hereby affirms that there is no social security number contained in this document.

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NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

Title Order No. 1295903 Trustee Sale No. 25503NV

Date: 12/18/2012

MERIDIAN FORECLOSURE SERVICE f/k/a MTDS, INC., A CALIFORNIA CORPORATION **DBA MERIDIAN TRUST DEED SERVICE**

SUTICHA LIMPRASERT, FORECLOSURE ASSISTANT

MERIDIAN FORECLOSURE SERVICE IS **ASSISTING THE BENEFICIARY TO COLLECT** A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

State of Nevada County of Clark

On 12/18/12 before me, Dallas Adams, personally appeared SUTICHA LIMPRASERT, personally known to me (or 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.

WITNESS my hand and of

Notary Public in and for said County and State

D. ADAMS Notary Public, State of Nevada Appointment No. 10-1014-1 My Appt. Expires Dec. 15, 2013

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AFFIDAVIT OF AUTHORITY TO EXERCISE THE POWER OF SALE

Property Owners:	\\
FRED R. COONS JR	
MARY JO COONS	
Property Address:	Deed of Trust Document Instrument
221 BUENA VISTA COURT	Number
GARDNERVILLE NV 89460	0684653
STATE OF SVAS	
STATE OF IEXAS COUNTY OF) TRAVIS	
CONDUMY OF TOAKS) ss:
COUNTY OF) [KINIS	
	. \ \ //
The affiant, Kaysha K	
	under penalty of perjury attests that I am the beneficiary
or trustee, or the authorized representative	ve of the beneficiary or trustee, of the deed of trust
described in the notice of default and ele	ction to sell to which this affidavit is attached ("Deed of
Trust").	
Assistant Secretary	
I am a	at OneWest Bank, FSB ("OneWest"). In the
	s, I am familiar with business records maintained by
	ortgage loans and I have personal knowledge of the
	ounding the preparation, maintenance, and retrieval of
	stems. These records (which include data compilations,
	hers) are made at or near the time by, or from information
	the activity and transactions reflected in such records, and
	y conducted regularly by OneWest. It is the regular
	ng business to make these records. In connection with
	rsonal knowledge of the matters stated herein by
personally examining these business rec	ords.
I further attest, based on personal ki	nowledge, and under penalty of perjury, to the following
information, as required by NRS 107.08	0(2)(c):
1 The heneficiary successor in interest of	the haneficiary or trustee of the Deed of Trust, has actual

- or constructive possession of the note secured by the Deed of Trust.
- 2. The trustee 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 beneficiary of record and the current holder of the note secured by the Deed of Trust.

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3. The full name and business address of the trustee or the trustee's representative or assignee is. Meridian Foreclosure Service 8485 W Sunset Rd., Ste. 205, Las Vegas, NV 89113 Full Name Street, City, County, State, Zip The full name and business address of the current holder of the note secured by the Deed of Trust OneWest Bank, FSB 888 E. Walnut St, Pasadena, CA, 91101 Full Name Street, City, County, State, Zip The full name and business address of the current beneficiary of record of the Deed of Trust is: Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR35, Mortgage Pass-Through Certificates, Series 2006-AR35 under the 1761 East St Andrew Place, Santa Ana, CA Pooling and Servicing Agreement dated November 1, 2006 Full Name Street, City, County, State, Zip The full name and business address of the servicer(s) of the obligation or debt secured by the Deed of Trust is: OneWest Bank, FSB 888 E. Walnut St, Pasadena, CA, 91101 Full Name Street, City, County, State, Zip The full name and last known business address of the current and every prior known beneficiary of the deed of trust is/are: Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR35, Mortgage Pass-Through Certificates, Series 2006-AR35 under the Pooling and Servicing Agreement dated November 1, 2006 1761 East St Andrew Place, Santa Ana, CA 92705 Street, City, County, State, Zip Full Name Deutsche Bank National Trust Company as 1761 East St Andrew Place, Santa Ana, CA 92705 Trustee Full Name Street, City, County, State, Zip FDIC as Receiver for IndyMac Federal Bank, 888 E. Walnut St, Pasadena, CA, 91101 **FSB** Full Name Street, City, County, State, Zip 888 E. Walnut St, Pasadena, CA, 91101 IndyMac Bank, FSB Full Name Street, City, County, State, Zip SIERRA PACIFIC MORTGAGE COMPANY, 50 Iron Point Circle, Folsom, CA 95630 INC Full Name Street, City, County, State, Zip

50 Iron Point Circle, Folsom, CA 95630

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The full name and last known business address of the current and every prior known beneficiary of the deed of trust is/are:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC.

5.

V.

Full Name	Street, City, County, State, Zip		
N/A	N/A		
Full Name	Street, City, County, State, Zip		
N/A	N/A		
Full Name	Street, City, County, State, Zip		
N/A	N/A		
Full Name	Street, City, County, State, Zip		
N/A	N/A		
Full Name	Street, City, County, State, Zip		
N/A	N/A		
Full Name	Street, City, County, State, Zip		
N/A	N/A		
Full Name	Street, City, County, State, Zip		
	ng is information regarding the amount in default, the principal amount secured by the		
	ust, a good faith estimate of fees imposed and to be imposed because of the default and		
the costs an	d fees charged to the debtor in connection with the exercise of the power of sale:		
I.	The amount in default as of 11/29/12 is \$ 11,267.88 .		
II.	The amount of fees and costs charged to the debtor in connection with the exercise of the		
	power of sale as of $12 \cdot 11 \cdot 12$ is \$ 0.00		
III.	The unpaid principal secured by the Deed of Trust is \$410,222.98		
IV.	A good faith estimate of all fees and costs to be imposed because of the default is		

with the exercise of the power of sale is \$3,400.00

A good faith estimate of the total fees and costs to be charged to the debtor in connection

5.	The following is information regarding the instrument(s) that conveyed the interest	of ea	ch
	beneficiary:	1	٦

•		NEVADA ASSIGNMENT OF DEED OF TRUST
10/30/12	811847	
Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary
	N/A	N/A
Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary
	N/A	N/A
Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary
	N/A	N/A
Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary
	N/A	N/A
Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary
/	N/A	N/A
Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary
Dated this	day of DECEMBER	, 2012.
Signed By:	and Loon	
Print Name:	MISHA KOSMAN, ASSI	istant Secretary
Time I vame. 1 Car	99,111	/ /
State of Texas		
County of Travi	5	DEC 1.1
Sworn to and subscrib	ed before me on the	DEC 11 2012 by
1	/)	1 Harton
(Personalized Seal)		Notary Public's Signature
O. I Was Manage Public	BUTLER State of Texas	V
: XX : E My Commis	ssion Expires 08, 2013	