

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.



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 official seal.

Notary Public in and for said County and State





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 is:

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
Pooling and Servicing Agreement dated November 1, 2006

1761 East St Andrew Place, Santa Ana, CA
92705

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

4. 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

Full Name Street, City, County, State, Zip

Deutsche Bank National Trust Company as
Trustee

1761 East St Andrew Place, Santa Ana, CA
92705

Full Name Street, City, County, State, Zip

FDIC as Receiver for IndyMac Federal Bank,
FSB

888 E. Walnut St, Pasadena, CA, 91101

Full Name Street, City, County, State, Zip

IndyMac Bank, FSB

888 E. Walnut St, Pasadena, CA, 91101

Full Name Street, City, County, State, Zip

SIERRA PACIFIC MORTGAGE COMPANY,
INC

50 Iron Point Circle, Folsom, CA 95630

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:

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

50 Iron Point Circle, Folsom, CA 95630

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

5. The following is information regarding the amount in default, the principal amount secured by the Deed of Trust, a good faith estimate of fees imposed and to be imposed because of the default and the costs and 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 12-11-12 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 \$ 732.00.
- V. A good faith estimate of the total fees and costs to be charged to the debtor in connection with the exercise of the power of sale is \$ 3,400.00.



6. The following is information regarding the instrument(s) that conveyed the interest of each beneficiary:

<u>10/30/12</u>	<u>811847</u>	NEVADA ASSIGNMENT OF DEED OF TRUST
Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary
<u> </u>	<u>N/A</u>	<u>N/A</u>
Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary
<u> </u>	<u>N/A</u>	<u>N/A</u>
Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary
<u> </u>	<u>N/A</u>	<u>N/A</u>
Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary
<u> </u>	<u>N/A</u>	<u>N/A</u>
Date	Document Instrument Number	Name of Document Conveying Interest of Beneficiary
<u> </u>	<u>N/A</u>	<u>N/A</u>

Dated this 11th day of DECEMBER, 2012.

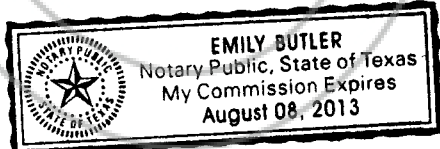
Signed By: *Kaysita Kosman*

Print Name: KAYSITA KOSMAN, Assistant Secretary

State of Texas
County of TRAVIS

Sworn to and subscribed before me on the _____ day of DEC 11 2012, by Kaysita Kosman

(Personalized Seal)



Emily Butler
Notary Public's Signature