

DOC # 815823  
01/07/2013 03:44PM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
Pacific Coast Title  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 6 Fee: \$219.00  
BK-113 PG-1462 RPTT: 0.00

APN 1420-27-810-003

RECORDING REQUESTED BY:

**PACIFIC COAST TITLE**

WHEN RECORDED MAIL TO:  
TRUSTEE CORPS  
17100 Gillette Ave  
Irvine, CA  
92614



TS No. NV09002598-12-1

TO No. 95302574

Property Address: **2819 FULLER AVENUE, MINDEN, NV 89423-9068**

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

NOTICE IS HEREBY GIVEN THAT: MTC FINANCIAL INC. dba TRUSTEE CORPS 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 as of November 18, 2004, executed by LOUIS A. TRIO AND TAMMY L. TRIO, HUSBAND AND WIFE AS JOINT TENANTS. as Trustor, to secure obligations in favor of LOANCITY.COM, A CALIFORNIA CORPORATION. the original Lender and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as the original Beneficiary as nominee for Lender, its successors and/or assigns and recorded November 30, 2004 as Instrument No. 0630591 in Book 1104, on Page 13488 of official records in the Office of the County Recorder of Douglas County, Nevada; and that

The Deed of Trust secures the payment of and the performance of certain obligations, including, but not limited to, the obligations set forth in that certain Promissory Note with a face amount of \$284,000.00 (together with any modifications thereto the "Note"); and that

A breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the Trustor has failed to perform obligations pursuant to or under the Note and/or Deed of Trust, specifically: failed to pay payments which became due THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON August 1, 2012 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, ALONG WITH LATE CHARGES, PLUS FORECLOSURE COSTS AND LEGAL FEES. PLUS ALL OF THE TERMS AND CONDITIONS AS PER THE DEED OF TRUST, PROMISSORY NOTE AND RELATED 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.



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**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 the statutory period set forth in Section NRS 107.080, 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:

Wells Fargo Bank, N.A.  
c/o TRUSTEE CORPS  
17100 Gillette Ave  
Irvine, CA 92614  
Phone No.: 949-252-8300

Dated: January 7, 2013

TRUSTEE CORPS  
as Duly Appointed Successor Trustee

By: Amy Lemus, Authorized Signatory

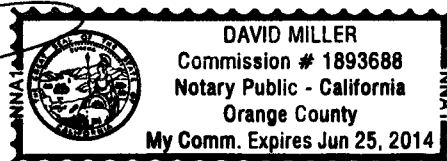
State of CALIFORNIA  
County of ORANGE

On January 7, 2013 before me, David Miller Notary Public in and for said county, personally appeared AMY LEMUS 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.

WITNESS my hand and official seal

Notary Public



To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.



TS No: NV09002598-12-1  
APN: 1420-27-810-003

**AFFIDAVIT OF AUTHORITY IN SUPPORT OF NOTICE OF DEFAULT AND ELECTION TO SELL  
[NRS § 107.080]**

I, John Smith, am the Vice President Loan Documentation of Wells Fargo Bank N.A. (hereinafter "Wells Fargo"), the current beneficiary of the subject Deed of Trust ("Current Beneficiary") or the authorized representative of the Current Beneficiary. The borrower(s) identified in subject Deed of Trust is/are, Louis A Trio and Tammy L Trio. The subject Deed of Trust encumbers the real property located at 2819 Fuller Avenue, Minden, NV 89423. This Affidavit is provided in support of the Notice of Default and Election to Sell.

The following facts are, except where otherwise indicated, true of my own personal knowledge based upon my personal review of business records of Wells Fargo which have been represented to me to be true by persons employed by Wells Fargo who have a business duty to Wells Fargo to accurately and completely make, take and maintain those records in the regular and ordinary course of their business duties. Where the following facts are not based on my personal knowledge, they are based on my personal review of documents which are of public record in the State of Nevada and/or documents created by third parties the accuracy of which Wells Fargo relies on in conducting its business of servicing mortgage loans.

- 1(a). The full name and business address of the current Trustee of record for the Deed of Trust at issue is MTC FINANCIAL INC. dba TRUSTEE CORPS, which is located at 17100 Gillette Ave, Irvine, CA 92614.
- 1(b). The full name and business address of the current holder of the Note secured by the Deed of Trust at issue is Wells Fargo Bank, N.A., which is located at 3476 Stateview Blvd., Fort Mill, SC 29715
- 1(c). The full name and business address of the Current Beneficiary for the obligation or debt secured by the Deed of Trust at issue is Wells Fargo Bank, N.A., which is located at 3476 Stateview Blvd., Fort Mill, SC 29715.
- 1(d). The full name and business address of the current servicer for the obligation secured by the Deed of Trust at issue is Wells Fargo Bank, N.A., which is located at 3476 Stateview Blvd., Fort Mill, SC 29715.

2. I further affirm that to the best of my knowledge, and from my review of the documents of public record, the full name and business address of each prior beneficiary of the Deed of Trust of which I am aware at issue is:

Name: LOANCITY.COM, A CALIFORNIA CORPORATION.



Last known address: 5671 Santa Teresa Boulevard, Suite 100, San Jose, CA 95123  
Name: Mers as nominee LOANCITY.COM, A CALIFORNIA CORPORATION its successors and assigns

Last known address: PO BOX 2026, Flint, MI 48501-2026

Instrument: Deed of Trust recorded 11/30/2004 as Instrument No. 0630591

Name: Wells Fargo Bank, N.A.

Last known address: 1 Home Campus, Des Moines, IA 50328

Instrument: Assignment of Deed of Trust recorded on 08/22/2012 as Instrument No. 0807810.

The other known prior beneficiaries (whether of record or not), if any, along with the date and manner of their acquisition of a beneficial interest in the Deed of Trust and their last known address, if any, are, to the best of my knowledge, set forth in Exhibit "A" hereto, if applicable, which is incorporated herein by this reference.

3. The Current Beneficiary, the successor in interest of the beneficiary or the trustee of the Deed of Trust is in either actual or constructive possession of the Note secured by the Deed of Trust.
4. The current trustee under the Deed of Trust has the authority to exercise the power of sale with respect to the subject Deed of Trust pursuant to the instruction of the Current Beneficiary of record and the current holder of the Note secured by the Deed of Trust.
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:
  - 5(a). The total amount in default, as of 12/24/2012, is **\$7,785.10**.
  - 5(b). As of 12/24/2012, the amount of fees and costs already charged to debtor because of the default is **\$204.27**. This amount is included in 5(a).
  - 5(c). As of 12/24/2012, the unpaid principal amount of the obligation or debt secured by the Deed of Trust is currently **\$243,844.71**.
  - 5(d). As of 12/24/2012, as a good faith estimate, the amount of fees and costs to be imposed or charged to the debtor because of the default, excluding the foreclosure fees and costs set forth in Paragraph 5(e), below, will be **\$400.00**.
  - 5(e). As a good faith estimate of the foreclosure fees and costs to be charged to the debtor in connection with the exercise of the power of sale under the Deed of Trust will be **\$2,490.00**.



6. To the best of my knowledge, and if an Exhibit "A" is attached, it contains the date, recordation number or other unique designation of the instrument that conveyed the interest of each beneficiary and a description of the instrument that conveyed the interest of each beneficiary.

I declare under penalty of perjury of the laws of the State of Nevada that the foregoing is true and correct and that this Affidavit was executed on December 24<sup>th</sup>, 20 12.

John Smith

John Smith-Vice President Loan Documentation  
Wells Fargo Bank, NA  
12-24-12

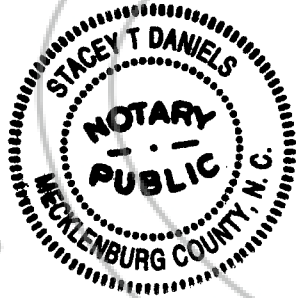
State of North Carolina  
County of Mecklenburg

The foregoing instrument was sworn to and subscribed before me this 24<sup>th</sup> day of December, 2012, by John Smith, who is personally known to me.

Stacey T Daniel

Stacey T Daniel  
NOTARY PUBLIC, State of North Carolina

My commission expires: 3-23-2017





**Exhibit "A"**

<b>Full Name</b>	<b>Street, City, State, Zip</b>	<b>Date (if applicable)</b>	<b>Instrument No. (if applicable)</b>
Federal Home Loan Mortgage Corporation	8200 Jones Branch Drive, McLean, VA 22102	N/A	N/A
Wells Fargo Home Mortgage a Division of Wells Fargo Bank NA	2701 Wells Fargo Way X4501-044, Minneapolis, MN 55467	N/A	N/A

