



A. P. No. 1320-08-410-016  
Foreclosure No. 56867-FCL

When recorded mail to:  
Western Title Company, LLC  
5390 Kietzke Lane, #101  
Reno, NV 89511

**AFFIRMATION PURSUANT TO  
NRS 111.312(1)(2) AND 239B.030(4)**

*Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.*

**NOTICE OF DEFAULT  
AND ELECTION TO SELL**  
(Includes Personal Property)

TO WHOM IT MAY CONCERN:

WHEREAS, on July 6, 2009, JRS TURBINE BLADING & PARTS, LLC, a Nevada limited liability company, executed as Trustor a Construction Deed of Trust wherein STEPHEN F. MARQUART is Trustee for WELLS FARGO BANK, NATIONAL ASSOCIATION, Beneficiary, as security for the payment of a Promissory Note made, executed and delivered on July 6, 2009, which said Deed of Trust was recorded July 20, 2009, as Document No. 747352, Official Records, Douglas County, Nevada; and

WHEREAS, there have been no endorsements to the Note or Assignments of the beneficial interest of the Deed of Trust; and

WHEREAS, the undersigned is in actual or constructive possession of the original Note secured by the Deed of Trust; and



WHEREAS, WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, was substituted as Trustee under said Deed of Trust, in the place and stead of STEPHEN F. MARQUART by document recorded concurrently herewith; and

WHEREAS, WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, 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 undersigned; and

WHEREAS, a breach of the obligation for which said transfer in trust as security was made has occurred in that default has been made in the failure to pay the installment of principal and interest due on January 10, 2013, and in the failure to pay each such monthly installment that thereafter became due, and in the failure to perform any other term, covenant or condition contained in the Deed of Trust securing the Promissory Note and to be performed by Trustor, whether such failure to perform occurred prior to or subsequent to the date hereof, together with penalties and advances that have been incurred or made or will be incurred or made during the period of default;

NOTICE IS HEREBY GIVEN that the undersigned has elected to consider all of the unpaid balance of principal and interest to be due in consequence of said default, together with attorney's fees and costs that have been incurred and will hereafter accrue, all in accordance with the terms of said Promissory Note and Deed of Trust, and the undersigned has elected to sell or cause to be sold the real property commonly known as 2185 Park Place, Minden, Nevada, and personal property described in said Deed of Trust to satisfy said obligation.

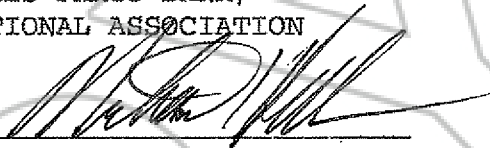
To obtain further information with respect to this Notice of Default and Election To Sell, contact the Foreclosure Office of Western Title Company, LLC, 5390 Kietzke Lane, #101, Reno NV 89511, Telephone No. (775) 850-7176, between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.



Attached hereto is the Affidavit of Authority to Exercise the Power of Sale which is hereby incorporated herein by this reference.

DATED: July 1, 2013.

WELLS FARGO BANK,  
NATIONAL ASSOCIATION

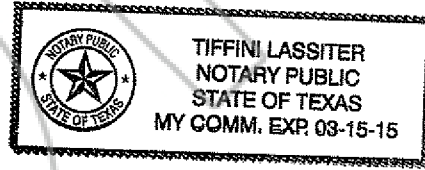
By 

Michael Haller  
Vice-President

STATE OF TEXAS            )  
  ) SS.  
COUNTY OF DENTON        )

This instrument was acknowledged before me on July 1st, 2013, by Michael Haller as Vice-President of WELLS FARGO BANK, NATIONAL ASSOCIATION.

  
Notary Public





# AFFIDAVIT OF AUTHORITY TO EXERCISE THE POWER OF SALE

Pursuant to NRS 107.080

APN or Property Address:  
1320-08-410-016

Deed of Trust Document Instrument  
Number: 747652 (Douglas County)  
Recorded July 20,2009

STATE OF Texas )  
 )ss:  
COUNTY OF Denton )

The affiant, Michael L. Haller, as Vice President of Wells Fargo Bank, National Association, being first duly sworn upon oath,

The undersigned affiant does hereby attest under penalty of perjury to the following information, which is based on the direct, personal knowledge of the affiant or the personal knowledge which the affiant acquired by a review of the business records of the beneficiary, the successor in interest of the beneficiary or the servicer of the obligation or debt secured by the deed of trust:

1. The full name and business address of the current trustee or the current trustee's personal representative or assignee is:

Western Title Company, LLC  
5390 Kietzke Lane, Suite #101  
Reno, Nevada 89511

The full name and business address of the current holder of the note secured by the Deed of Trust is:

Wells Fargo Bank, National Association  
Credit Management Group  
101 South Locust Street  
Denton, Texas 76201  
Attention: Michael L. Haller, Vice President

The full name and business address of the current beneficiary of record of the Deed of Trust is:



Wells Fargo Bank, National Association  
Credit Management Group  
101 South Locust Street  
Denton, Texas 76201  
Attention: Michael L. Haller, Vice President

The full name and business address of the current servicer of the obligation or debt secured by the Deed of Trust is:

Wells Fargo Bank, National Association  
Credit Management Group  
101 South Locust Street  
Denton, Texas 76201  
Attention: Michael L. Haller, Vice President

2. The beneficiary under the deed of trust is in actual or constructive possession of the note secured by the deed of trust.
3. The attorney representing the beneficiary has sent to the obligor or borrower of the obligation or debt secured by the deed of trust a written statement containing the following information:
  - a. The amount of payment required to make good the deficiency in performance or payment, avoid the exercise of the power of sale and reinstate the terms and conditions of the underlying obligation or debt existing before the deficiency in the performance or payment, as of the date of the statement;
  - b. The amount in default;
  - c. The principal amount of the obligation or debt secured by the deed of trust;
  - d. The amount of accrued interest and late charges;
  - e. A good faith estimate of all fees imposed in connection with the exercise of the power of sale; and
  - f. Contact information for obtaining the most current amounts due and the local or toll-free telephone number described in subparagraph (4).
4. The local or toll-free telephone number that may be called by the obligor or borrower of the obligation or debt to receive the most current amounts due and a recitation of the information contained in this affidavit is 940-381-7313.



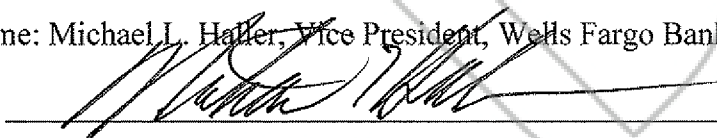
5. The date and the recordation number, and the name of each assignee under, each recorded assignment of the deed of trust, which information is based on the knowledge or information as described in NRS 107.080(2)(c)(5)(I-IV), is provided as follows:

N/A

Date	Instrument Number	Name of Assignee

Dated this 1<sup>ST</sup> day of July, 2013.

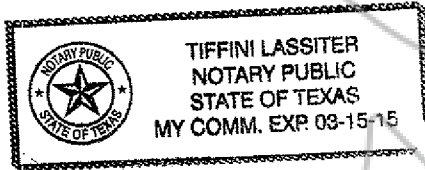
Affiant Name: Michael L. Haller, Vice President, Wells Fargo Bank, National Association

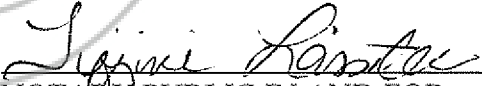
Signed By: 

Print Name: Michael L. Haller

STATE OF Texas )  
 )ss:  
 COUNTY OF Denton )

On this 1<sup>st</sup> day of July, 2013 personally appeared before me, a Notary Public, in and for said County and State, Michael L. Haller, known to me to be the persons described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that he/she executed the same freely and voluntarily and for the uses and purposes therein mentioned.



  
 NOTARY PUBLIC IN AND FOR  
 SAID COUNTY AND STATE