

DOUGLAS COUNTY, NV

2015-859894

Rec:\$221.00

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04/09/2015 09:50 AM

ORDM - TSG

KAREN ELLISON, RECORDER

AP #1: 1220-20-001-051

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to

T.D. SERVICE COMPANY
4000 W. METROPOLITAN DRIVE
SUITE 400
ORANGE, CA 92868

Space above this line for recorder's use

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



T.S. No: A545174 NV Unit Code: A

Min No: 1000157-0002963362-1

Property Address: 767 MARRON WAY, GARDNERVILLE, NV 89460

NOTICE IS HEREBY GIVEN THAT T D SERVICE COMPANY is either the original Trustee, the duly appointed substituted Trustee, or acting as agent for the Trustee or Beneficiary under the following described Deed of Trust:

Truster: PAUL MORELLI

Recorded November 7, 2003 as Instr. No. 0596197 in Book 1103 Page 03436 of Official Records in the office of the Recorder of DOUGLAS County, NEVADA

Said Deed of Trust secures certain obligations including one Note for the sum of \$510,000.00.

That the Beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

THE INSTALLMENT OF PRINCIPAL, INTEREST AND IMPOUNDS WHICH BECAME DUE NOVEMBER 1, 2006 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST AND IMPOUNDS. PLUS LATE CHARGE(S). PLUS PROPERTY INSPECTION FEE(S) IN THE AMOUNT OF \$1,592.86. CORPORATE ADVANCES IN THE AMOUNT OF \$4,637.05.

That by reason thereof, the present Beneficiary under such Deed of Trust has executed and delivered to said duly appointed Trustee or its agent, a written request to commence foreclosure, and has deposited with said duly appointed Trustee, a copy of the Deed of Trust and other documents evidencing the 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.

You may have the right to cure the default hereon and reinstate the 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.

Direct Foreclosure status inquiries to:
T.D. Service Company
4000 W. Metropolitan Drive
Suite 400
Orange, CA 92868-1988
(800) 843-0260

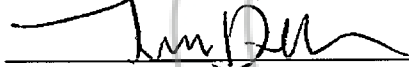
If you would like to discuss your loan or set up a meeting for us to assess your financial situation and explore options that may be available to avoid foreclosure please contact us at:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019
Foreclosure Department
888-480-2432

You may wish to consult a credit-counseling agency to assist you. The following is a local counseling agency approved by the Department of Housing and Urban Development (HUD). Nevada Legal Services (Statewide) 877-693-2163, www.nevadalegalservices.org. HUD can provide you with the names and addresses of additional local counseling agencies if you call HUD's toll-free telephone number: 800-569-4287. Additional information may also be found on HUD's website: <http://portal.hud.gov/portal/page/portal/HUD/localoffices>.

DATED: 04/07/15

T D SERVICE COMPANY, AS TRUSTEE

BY  BY _____
FRANCES DEPALMA
VICE PRESIDENT OPERATIONS

The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

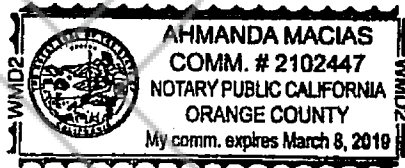
STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

On 04/07/15 before me, AHMANDA MACIAS, a Notary Public, personally appeared FRANCES DEPALMA, 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.

Signature _____ (Seal)



NEVADA DECLARATION OF COMPLIANCE
NV SB 321 (2013) Sec. 11

Borrower(s): PAUL MORELLI
Property Address: 767 MARRON WAY GARDNERVILLE, NV 89460
Trustee Sale Number:

I am employed as an Assistant Secretary by Nationstar Mortgage LLC ("Nationstar"), the servicer for the mortgage loan.

I personally reviewed the business records of Nationstar and determined that:

Nationstar contacted the borrower(s) as required by SB 321 (2013) Sec. 11(2).

Nationstar attempted to contact the borrower(s) as required by SB 321 (2013) Sec. 11(5).

The requirements of SB 321 (2013) Sec. 11 do not apply because the individual(s) is not a Borrower and no contact was required.

I declare that the foregoing statement is true to the best of my knowledge and belief.

As all pre-foreclosures notices required by NRS 107.080(2)(c)(3) and SB 321 (2013) Sec. 10(1) were timely sent per statute, the mortgage servicer authorizes the trustee to submit the attached Notice of Default to be recorded and to exercise the power of sale.

Nationstar Mortgage LLC

Dated: 6/9/14

Cornel Smith 6/9/14
Signature of Employee

Cornel Smith - Assistant Secretary
Printed Name of Employee

AFFIDAVIT OF AUTHORITY TO EXERCISE THE POWER OF SALE

Borrowers Identified in Deed of Trust:
Paul Morelli

Trustee Address:
T.D. SERVICE COMPANY
4000 W. METROPOLITAN DR
SUITE 400
ORANGE, CA 92868

Property Address:
767 MARRON WAY
GARDNERVILLE NV 89460

Deed of Trust Document Instrument
Number
Instrument# 0596197 Book 1103
Page 03436

STATE OF TEXAS)
)
COUNTY OF DENTON) ss:

The affiant, FREDERICK TURNER, DOCUMENT EXECUTION SPECIALIST a(n) _____ of Nationstar Mortgage LLC (Nationstar) being first duly sworn upon oath and under penalty of perjury, based on personal knowledge following a review of (1) business records kept in the regular course of business (2) information contained in the records of the county recorder, and (3) the title guaranty or title insurance issued by a title insurer or title agent authorized to do business in Nevada, as required by Section 107.080(2)(c) of the Nevada Revised Statutes, attests that:

1. I am an authorized representative of the beneficiary or trustee of the deed of trust described in the notice of default and election to sell to which this affidavit is attached.
2. I have personal knowledge of the facts in this affidavit based upon a review of Nationstar's business records, and the information in this affidavit is taken from Nationstar's business records. I have personal knowledge of Nationstar's procedures for creating the records maintained by Nationstar in connection with the loan. They are: (a) made at or near the time of the occurrence of the matters recorded by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b) made and kept in the usual and ordinary course of Nationstar's regularly conducted business activities; and (c) created by Nationstar as regular practice.

Before the servicing of this loan transferred to Nationstar, [Bank of America] (Prior Servicer) was the servicer for the loan and it maintained the loan servicing records. When Nationstar began servicing this loan, Prior Servicer's records for the loan were integrated and boarded into Nationstar's systems, such that Prior Servicer's records, including the collateral file, payment histories, communication logs, default letters, information, and documents concerning the Loan are now integrated into Nationstar's business records. Nationstar maintains quality control and verification procedures as part of the boarding process to ensure the accuracy of the boarded records. It is the regular business practice of Nationstar to integrate prior servicers' records into Nationstar's business records and to rely upon those boarded records in providing its loan servicing functions. These Prior Servicer records have been integrated and are relied upon by Nationstar as part of Nationstar's business records.

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

T.D. SERVICE COMPANY	4000 W. METROPOLITAN DR. STE. 400 ORANGE, CA 92868
Full Name	Street, City, State, Zip

4. The full name and business address of the current holder of the note secured by the deed of trust is:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE BEAR STEARNS ARM TRUST, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2003-8	C/O NATIONSTAR MORTGAGE LLC 8950 CYPRESS WATERS BLVD. COPPELL, TX 75019
Full Name	Street, City, State, Zip

5. The full name and business address of the current beneficiary of record of the deed of trust is:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE BEAR STEARNS ARM TRUST, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2003-8	C/O NATIONSTAR MORTGAGE LLC 8950 CYPRESS WATERS BLVD. COPPELL, TX 75019
Full Name	Street, City, State, Zip

6. The full name and business address of the current servicer of the obligation or debt secured by the deed of trust is:

NATIONSTAR MORTGAGE LLC	8950 CYPRESS WATERS BLVD. COPPELL, TX 75019
Full Name	Street, City, State, Zip

7. The full name of every prior assignee under each recorded assignment of the deed of trust, is:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE BEAR STEARNS ARM TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-8
Full Name

9062 OLD ANNAPOLIS RD., COLUMBIA, MD 21045
Street, City, County, State, Zip

12-15-11
Recordation Date

794311 Book 1211 Page 3347
Instrument Number

8. The beneficiary, successor in interest of the beneficiary, or trustee of the deed of trust (a) has actual or constructive possession of the note secured by the deed of trust; or (b) is entitled to enforce the obligation or debt secured by the deed of trust.

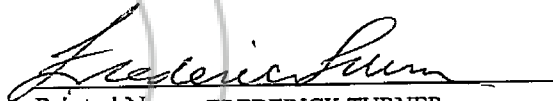
9. The beneficiary or its successor-in-interest or the servicer of the obligation or debt secured by the deed of trust has instructed the trustee to exercise the power of sale with respect to the property.

10. The beneficiary, its successor-in-interest, the trustee, the servicer of the obligation or debt secured by the deed of trust, or an attorney representing any of those persons, 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 in default;
- b. 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 performance or payment, as of the date of the statement;
- c. A good faith estimate of all fees imposed in connection with the exercise of power of sale;
- d. The principal amount of the obligation or debt secured by the deed of trust;
- e. The amount of accrued interest and late charges;
- f. Contact information for obtaining the most current amounts due and the local or toll-free telephone number described in subparagraph (12) below.

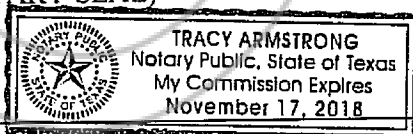
11. The borrower or obligor may utilize the following toll-free or local telephone number to obtain the most current amounts due and receive a recitation of the information contained in this Affidavit: (888)-480-2432.

The following is the true and correct signature of the affiant:


Printed Name: FREDERICK TURNER
Title: DOCUMENT EXECUTION SPECIALIST
Date: MARCH 31 2015

Sworn to and subscribed before me on the 31 day of MARCH, 2015 by
FREDERICK TURNER

(NOTARY SEAL)




Signature of Notary Public