

DOUGLAS COUNTY, NV

2016-875645

Rec:\$218.00

\$218.00 Pgs=5

01/21/2016 03:47 PM

SERVICELINK TITLE AGENCY INC.

KAREN ELLISON, RECORDER

APN 1420-28-810-010

RECORDING REQUESTED BY:

LSI Title Company

WHEN RECORDED MAIL TO:

TRUSTEE CORPS
3571 Red Rock St., Ste B
Las Vegas, NV 89103

TS No. NV06000035-15-1

TO No. 150307479-NV-VOO

Commonly known as: 1375 SARATOGA ST, MINDEN, NV 89423

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 February 20, 2013, executed by CLARENCE EDWARD CLOSSON AND TAKAKO CLOSSON, HUSBAND AND WIFE., as Trustor, to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for FREEDOM MORTGAGE CORPORATION as original Beneficiary, recorded February 28, 2013 as Instrument No. 819094 in Book 213, on Page 7788 and that said Deed of Trust was modified by Modification Agreement recorded June 25, 2015, as Instrument Number 2015-865213, 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 \$193,833.00 (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 July 1, 2015 AND ALL SUBSEQUENT INSTALLMENTS, 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.

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:

FREEDOM MORTGAGE CORPORATION
c/o TRUSTEE CORPS
TS No: NV06000035-15-1
3571 Red Rock St., Ste B
Las Vegas, NV 89103
Phone No: 949-252-8300
TDD: 800-326-6868

Dated: January 20, 2016

MTC Financial Inc. dba Trustee Corps, as Duly Appointed
Successor Trustee

[Handwritten Signature]

By: Douglas Nunez, Authorized Signatory

State of NEVADA
County of CLARK

January 20

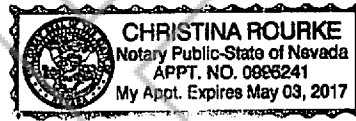
This instrument was acknowledged before me on
2016, by DOUGLAS NUNEZ.

[Handwritten Signature]

Notary Public Signature

Cristina Rourke

Printed Name



My Commission Expires: 5/3/17

Trustee Corps may be acting as a debt collector attempting to collect a debt.
Any information obtained may be used for that purpose.

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.

**AFFIDAVIT OF AUTHORITY TO EXERCISE THE
POWER OF SALE**

Property Owners:

CLARENCE EDWARD CLOSSON
TAKAKO CLOSSON

Trustee Address:

17100 Gillette Ave
Irvine, CA 92614

Property Address:

1375 SARATOGA ST
MINDEN, NV 89423

Deed of Trust Document:

819094 Book 213 Page 7788

SHANNA SIMMONS

Affiant, SHANNA SIMMONS, being first duly sworn upon oath, and under penalty of perjury, attests that the following information is based on the direct, personal knowledge or the personal knowledge which 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, which business records must meet the standards set forth in NRS 51.135:

- 1) The full name and business address of the current Trustee or the current Trustee's personal representative or assignee, the current holder of the Note secured by the Deed of Trust, the current Beneficiary of record and the current servicer of the obligation or debt secured by the Deed of Trust.

Current Trustee: MTC Financial Inc. dba Trustee Corps
Address: 17100 Gillette Ave, Irvine, CA 92614

Current holder of the Note: FREEDOM MORTGAGE CORPORATION
Address: 907 Pleasant Valley Ave. Suite 3 Mt. Laurel, NJ 08054

Current Beneficiary: FREEDOM MORTGAGE CORPORATION
Address: 907 Pleasant Valley Ave. Suite 3 Mt. Laurel, NJ 08054

Current servicer: LoanCare, LLC
Address: 3637 Sentara Way, Virginia Beach, VA 23452

- 2) The Beneficiary under the Deed of Trust, the successor in interest of the Beneficiary or the Trustee is in actual or constructive possession of the Note secured by the Deed of Trust or that the Beneficiary or its successor in interest or the Trustee is entitled to enforce the obligation or debt secured by the Deed of Trust.
- 3) The Beneficiary or its successor in interest, the servicer of the obligation or debt secured by the Deed of Trust or the Trustee, 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 of:
 - (l) 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;

- (II) The amount in default;
 - (III) The principal amount of the obligation or debt secured by the Deed of Trust;
 - (IV) The amount of accrued interest and late charges;
 - (V) A good faith estimate of all fees imposed in connection with the exercise of the power of sale; and
 - (VI) Contact information for obtaining the most current amounts due and the local or toll-free telephone number described in the paragraph below.
- 4) A local or toll-free telephone number that the obligor or Borrower of the obligation or debt may call to receive the most current amounts due and a recitation of the information contained in the Affidavit: (800) 201-1622.
 - 5) The date and the recordation number or other unique designation of, and the name of each assignee under, each recorded assignment of the Deed of Trust:

Deed of Trust:

Mortgage Electronic Registration Systems, Inc. as nominee for Freedom Mortgage Corporation
 Recorded: February 28, 2013
 Instrument: 819094 Book 213 Page 7788

Recorded Assignment(s):

Freedom Mortgage Corporation
 Recorded: December 9, 2015
 Instrument: 2015-873836

I declare under penalty of perjury that the foregoing is true and correct and that this Affidavit was executed on January 8, 2016.

Freedom Mortgage Corporation By LoanCare, LLC
 as Attorney in fact under a limited power of Attorney

Shanna Simmons
 Signature

SHANNA SIMMONS

Name

ASSISTANT SECRETARY

Title

State of Virginia

City of Virginia Beach

SHANNA SIMMONS, an employee of LoanCare, LLC as Attorney in fact under a limited power of Attorney for Freedom Mortgage Corporation appeared before me, this 8th day of January, 2016, and after being duly sworn, executed this Affidavit on its behalf.

Jacqueline VanDerMiller
 Notary Public

TS No: NV06000035-15

Jacqueline VanDerMiller
 NOTARY PUBLIC
 REG. #7072485
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES JULY 31, 2019

APN: 1420-28-810-010

Borrower(s): CLARENCE EDWARD CLOSSON
TAKAKO CLOSSON
Property Address: 1375 SARATOGA ST
MINDEN, NV 89423
T.S. No: NV06000035-15-1

DECLARATION OF COMPLIANCE
(SB321 Section11)

The undersigned, as an authorized agent or employee of the mortgage servicer named below, hereby declares under the laws of the State of Nevada, that:

1. The mortgage servicer has contacted the Borrower pursuant to SB321 Section 11(2) in order to assess the borrower's financial situation and explore options for the borrower to avoid a foreclosure sale. Thirty (30) days or more have passed since "initial contact" was made pursuant to SB 321 Section 11(1)(b).
2. The mortgage servicer tried with due diligence to contact the borrower pursuant to SB 321 Section 11(5) in order to assess the borrower's financial situation and explore options for the borrower to avoid foreclosure. Thirty (30) days or more have passed since the due diligence requirements set forth in SB 321 Section 11(5) were satisfied.
3. No contact was required by the mortgage servicer because the individual did not meet the definition of "borrower" pursuant to SB 321 Section 3. The borrower is:
 - an individual who has surrendered the secured property as evidenced by either a letter confirming the surrender or the delivery of the keys to the property to the mortgagee, trustee, beneficiary, or authorized agent;
 - an individual who has filed a case under Chapter 7, 11, 12, or 13 of Title 11 of the United States Code and the bankruptcy court has not entered an order closing or dismissing the bankruptcy case, or granting relief from a stay of foreclosure.
4. The requirements set forth in SB 321 Section 11 do not apply because the above-referenced loan is not a "residential mortgage loan" as defined by SB 321 Section 7. (A residential mortgage loan as defined by SB 321 Section 7 is a loan primarily for personal, family or household use and which is secured by a mortgage or deed of trust on owner-occupied housing as defined in NRS 107.086).

I certify and represent that this mortgage servicer's declaration is accurate, complete and based upon competent and reliable evidence, including my review of the mortgage servicer's business records.

Date: January 19, 2016

Freedom Mortgage Corporation By LoanCare, LLC as
Attorney in fact under a limited power of Attorney

By: KIMLY FRANCIS

Title:

Asst. Secretary