

# Wire Transfer Order

Number: 24754

*First American Title Insurance Company Lenders Advantage*

File No.: 116-2418449	Issued By: <b>Laura Moloney</b>
PR: 32004 - Nevada Region	Issued Date/Time: <b>03/28/2012 11:52:37 AM</b>
Office: 116 - 116 - Nevada Lenders (184)	Transmission Date/Time:
Officer: <b>Taci Granlund/ Laura Moloney</b>	Amount: <b>\$40,950.00</b>

## ORIGINATOR

Account Number 3001840000	Bank Name First American Trust, FSB -
------------------------------	--

Information  
2418449

## RECEIVING BANK

ABA Number 021000021	Bank Name JPMorgan Chase Bank
-------------------------	----------------------------------

Bank Address

## BENEFICIARY

Account Number 859310005	Beneficiary Name Seterus, Inc
-----------------------------	----------------------------------

Beneficiary Address  
14523 SW Millikan Way;Beaverton, OR 97005Additional Information  
payoff loan#: 7930246  
Tiffany Ann Watson  
8000 W. Badura Ave. #2054  
Las Vegas, NV 89113

## CUSTOMER AUTHORIZATION

\_\_\_\_\_  
Signature\_\_\_\_\_  
Signature\_\_\_\_\_  
Printed Name and Title\_\_\_\_\_  
Printed Name and Title

## BANK USE ONLY

Fund Held/Credit	Credit Code	CALLBACK	
Available Funds	Name	Time	Initials
Fees <input type="checkbox"/> Analysis <input type="checkbox"/> Waived <input type="checkbox"/> Other	<input type="checkbox"/> Charge To Account <input type="checkbox"/> Included in Check	Method of Payment <input type="checkbox"/> Debit Account Number <input type="checkbox"/> Incoming Wire	<input type="checkbox"/> Check Received <input type="checkbox"/> Other

SPECIAL INSTRUCTIONS/NOTES

<b>A. Settlement Statement</b>  <div style="text-align: center;"> <b>First American Title Insurance Company Lenders Advantage Final Statement</b> </div>	<b>B. Type of Loan</b> 1-5. Loan Type Conv. Unins. 6. File Number 116-2418449 7. Loan Number 8. Mortgage Insurance Case Number
--	--

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown, items marked "(POC)" were paid outside this closing; they are shown here for informational purposes and are not included in the totals.

**D. Name of Borrower:** Dennis Mefferd, Susana Mefferd

**E. Name of Seller:** Tiffany Ann Watson  
1717 Wildwood Dr., Las Vegas, NV 89108

RECEIVED  
 FULLY PAID  
 OF THE  
 First American Title Insurance Company  
 By:

**F. Name of Lender:**

**G. Property Location:** 8000 West Badura Avenue Unit 2054, Las Vegas, NV 89113

**H. Settlement Agent:** First American Title Insurance Company Lenders Advantage  
Address: 2490 Paseo Verde Parkway, Suite 100, Henderson, NV 89074

**I.**  
 Settlement Date: 03/28/2012  
 Print Date: 03/28/2012, 11:55 AM  
 Disbursement Date: 03/28/2012  
 Signing Date:

**Place of Settlement Address:** 2490 Paseo Verde Parkway, Suite 100, Henderson, NV 89074

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due From Borrower</b>		<b>400. Gross Amount Due To Seller</b>	
101. Contract Sales Price	45,000.00	401. Contract Sales Price	45,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	1,005.50	403. Total Deposits	
104.		404. Other Broker Credit to Seller from Quantum Default Services	91.27
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes 03/28/12 to 07/01/12 @\$533.83/yr	146.25	407. County taxes 03/28/12 to 07/01/12 @\$533.83/yr	146.25
108. Assessments		408. Assessments	
109. Association Dues 03/28/12 to 04/01/12 @\$105.00/mo	30.48	409. Association Dues 03/28/12 to 04/01/12 @\$105.00/mo	30.48
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
<b>120. Gross Amount Due From Borrower</b>	<b>46,182.23</b>	<b>420. Gross Amount Due To Seller</b>	<b>45,268.00</b>
<b>200. Amounts Paid By Or In Behalf of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. *Deposit or earnest money	46,645.73	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges (line 1400)	4,318.00
203. Existing loan(s) taken subject		503. Existing loan(s) taken subject	
204.		504. Payoff of first mortgage loan - Seterus, Inc	40,950.00
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	<b>46,645.73</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>45,268.00</b>
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross amount due from Borrower (line 120)	46,182.23	601. Gross amount due to Seller (line 420)	45,268.00
302. Less amounts paid by/for Borrower (line 220)	46,645.73	602. Less reductions in amounts due to Seller (line 520)	45,268.00
303. Cash ( From) (X To) Borrower	463.50	603. Cash ( To) ( From) Seller	

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent:

Date:

\* See Supplemental Page for details.

L. Settlement Charges		
	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>700. Total Sales/Broker's Commission based on price \$45,000.00 @ 3.5000% = \$1575.00</b>		
Division of Commission (line 700) as follows		
701. \$800.00 to Coldwell Banker Premier Realty		
702. \$1,125.00 to Realty One Group		
703. Commission paid at Settlement		1,925.00
704. Supplemental Summary		775.00
<b>800. Items Payable in Connection with Loan</b>		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Premium		
807. Assumption Fee		
808.		
809.		
810.		
811.		
812.		
813.		
814.		
Supplemental Summary		
<b>900. Items Required by Lender to be Paid in Advance</b>		
901. Interest		
902.		
903. Hazard Insurance Premium for		
904.		
905.		
Supplemental Summary		
<b>1000. Reserves Deposited with Lender</b>		
1001. Hazard Insurance		
1002. Mortgage Insurance		
1003. City Property Taxes		
1004. County Property Taxes		
1005. Annual assessments		
1006.		
1007.		
1008. Aggregate Accounting Adjustment		
<b>1100. Title Charges</b>		
1101. *Settlement or closing fee to First American Title Insurance Company Lenders Advantage POC \$175.00	462.50	462.50
1102. Abstract or title search		
1103. Title examination		
1104. Title Insurance Binder		
1105. Document Fee to First American Title Insurance Company Lenders Advantage	35.00	
1106. Notary Fee		
1107. Attorney Fee (includes above item numbers: )		
1108. Title Insurance - See supplemental page for breakdown of individual fees and payees (includes above item numbers: )		466.00
1109. Lender's coverage \$0.00		
1110. Owner's coverage \$45,000.00 Premium: \$466.00		
1111.		
1112.		
1113.		
1114.		
1115.		
1116.		
1117.		
<b>1200. Government Recording and Transfer Charges</b>		
1201. *Recording fees: Deed \$28.00 Mortgage \$0.00 Release \$0.00	28.00	
1202. *City/county tax/stamps: Deed \$229.50 Mortgage \$0.00		229.50
1203. State tax/stamps:		
1204.		
1205.		
1206.		
<b>1300. Additional Settlement Charges</b>		
1301. Survey to		
1302. Pest Inspection to		
1303. HOA Association Dues to Coronado Palms HOA	105.00	210.00
1304. Transfer Fee to Terra West		250.00
1305. TRANSACTION FEE to Realty One Group	375.00	
1306.		
1307.		
1308.		
1309.		
1310.		
1311.		
1312.		
1313.		
1314.		
Supplemental Summary	1,005.50	4,318.00
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		

\* See Supplemental Page for details.

Supplemental Page  
HUD-1 Settlement Statement

File No.  
116-2418449

**First American Title Insurance Company Lenders Advantage  
Final Statement**

Loan No.

Settlement Date:  
03/28/2012

Borrower Name & Address: Dennis Mefferd, Susana Mefferd

Seller Name & Address: Tiffany Ann Watson  
1717 Wildwood Dr., Las Vegas, NV 89108

Section L. Settlement Charges continued	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>704. Supplemental Summary</b>	<b>775.00</b>	
705. Commission Paid at Settlement to Premier Default Mngt Services		450.00
706. Commission Paid at Settlement to Quantum Default Services		225.00
707. Materials Fee to Quantum Default Services		100.00
<b>1101. Supplemental Summary</b>	<b>925.00</b>	
a. Escrow Fee - General to First American Title Insurance Company Lenders Advantage		462.50
b. Escrow Fee - General to First American Title Insurance Company Lenders Advantage	POC \$175.00	
<b>1108. Supplemental Summary</b>	<b>466.00</b>	
a. ALTA Owners 2006 to First American Title Insurance Company Lenders Advantage		466.00
<b>1201. Supplemental Summary</b>	<b>28.00</b>	
a. Grant Deed to First American Title Insurance Company Lenders Advantage		28.00
<b>1202. Supplemental Summary</b>	<b>229.50</b>	
a. Real Property Transfer Tax-County to First American Title Insurance Company Lenders Advantage		229.50

Section J. Summary of Borrower's Transaction continue	Borrower Charges	Borrower Credits
<b>100. Gross Amount Due From Borrower</b>		
<b>200. Amounts Paid By Or In Behalf of Borrower</b>		
<b>201. Supplemental Summary</b>	<b>46,645.73</b>	
a. Earnest Money Deposit		1,000.00
b. Closing Costs		45,645.73

The following Section is restated from the Settlement Statement Page 1

<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
<b>301. Gross amount due from Borrower (line 120)</b>	<b>46,182.23</b>	<b>601. Gross Amount due to Seller (line 420)</b>	<b>45,268.00</b>
<b>302. Less amounts paid by/for Borrower (line 220)</b>	<b>46,645.73</b>	<b>602. Less reductions in amounts due to Seller (line 520)</b>	<b>45,268.00</b>
<b>303. Cash ( From) (X To) Borrower</b>	<b>463.50</b>	<b>603. Cash ( To) ( From) Seller</b>	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and distributions made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

## Moloney, Laura

---

**From:** Quintes, Maria  
**Sent:** Friday, March 23, 2012 6:45 AM  
**To:** Moloney, Laura  
**Subject:** FW: 7000955 / 2011112300018758/7930246/8000 BADURA UNIT 2054 HUD APPROVED

**Importance:** High

Hud approved please see below for finals

### Maria Quintes

Closing Coordinator  
First American Asset Closing Services  
First American Mortgage Services  
1860 Compton Avenue, Corona, CA 92881  
Direct: 951-893-4628  
Email: [mquintes@firstam.com](mailto:mquintes@firstam.com)  
A Member of the [First American Financial Corporation](#)  
family of companies | NYSE: FAF

---

**From:** Ouillette, Shari [<mailto:Shari.Ouillette@seterus.com>]  
**Sent:** Thursday, March 22, 2012 3:03 PM  
**To:** Quintes, Maria  
**Cc:** 'Sharon Swanton'  
**Subject:** 7000955 / 2011112300018758/7930246/8000 BADURA UNIT 2054 HUD APPROVED  
**Importance:** High

Maria,  
The figures on the HUD presented to me as they relate to the net due Seterus, Inc., commission, and seller closing costs are approved.  
When the Short Sale has closed and funded please email me with a copy of the HUD that was signed by all parties. In addition, if any changes have been made, pro-rations etc., I'll also need a copy of the final certified true HUD.  
Please also include a copy of our signed and notarized Settlement Agreement and a copy of the wire confirmation. Thanks in advance.

**Shari Ouillette**  
**Sr. Liquidation Outsource Closing Specialist**  
**Seterus, Inc.**  
**503-686-7413**  
**[Shari.Ouillette@seterus.com](mailto:Shari.Ouillette@seterus.com)**

The very least you can do in your life is to figure out what you hope for. And the most you can do is live inside that hope. Not admire it from a distance but live right in it, under its roof.


~Barbara Kingsolver~

-Email is offered for authorized 3rd parties only on liquidation accounts. We are prohibited from customer communication through email.

-You may email documents but you must also fax documents to 877-649-0743. Each page should include the loan number.

-Please allow 24 hours for email responses. If you don't receive a response in this time frame please contact us at 888-917-6004.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AS WE SOMETIMES ACT AS A DEBT COLLECTOR. WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY OR RECEIVED A BANKRUPTCY DISCHARGE OF THIS DEBT, THIS LETTER IS NOT AN ATTEMPT TO COLLECT THE DEBT, BUT NOTICE OF POSSIBLE ENFORCEMENT OF OUR LIEN AGAINST THE COLLATERAL PROPERTY. **COLORADO:** FOR INFORMATION ABOUT THE COLORADO FAIR DEBT COLLECTION PRACTICES ACT, SEE [WWW.COLORADOATTORNEYGENERAL.GOV/CA](http://WWW.COLORADOATTORNEYGENERAL.GOV/CA). Seterus, Inc. maintains a local office at 355 Union Boulevard, Suite 302, Lakewood, CO 80228. The office's phone number is 888.738.5576. **NEW YORK CITY:** 1331537, 1340663, 1340148. **TENNESSEE:** This collection agency is licensed by the Collection Service Board of the Department of Commerce and Insurance. Seterus, Inc. is licensed to do business at 14523 SW Millikan Way, Beaverton, OR.

 Please consider the environment before printing this e-mail

---

This e-mail message is for the sole use of the intended recipient(s). It may contain confidential information, legally privileged information or other information subject to legal restrictions. If you are not the intended recipient, please do not read, copy, use, or disclose this message. Please notify the sender by replying to this message, and then delete or destroy all copies of this message in all media. Also, this email message is not an offer or acceptance and it is not intended to be all or part of an agreement.

---

# seterus™

**Physical Address**  
14523 SW Millikan Way, Suite 200; Beaverton, OR 97005

**Business Hours (Pacific Time)**  
Mon-Thu 5:00am to 9:00pm; Fri 5:00am to 6:00pm  
Sat 5:00am to 9:00am; Sun 5:00am to 9:00pm

**Payments**  
PO Box 7162; Pasadena, CA 91109-7162

**Correspondence**  
PO Box 2008; Grand Rapids, MI 49501-2008

**Phone**  
866.570.5277

**Fax**  
866.576.5277

**Website**  
www.seterus.com

## SETTLEMENT AGREEMENT

Date: February 9, 2012

Loan No: 7930246  
Borrower: Tiffany Ann Watson  
8000 Badura Ave #2054  
Las Vegas, NV 89113-2114

L775J

THIS STATEMENT IS HEREBY APPROVED  
BY Tiffany Ann Watson  
BY [Signature]  
DATED 2/24-2012

RE: Notice of Discounted Payoff

Fax: 111.111.1111

Dear Sharon Swanton,

Seterus, Inc., is the servicer of the above-referenced loan ("Loan"). We are pleased to advise you that subject to the conditions in this letter, we can offer you a discounted payoff in the amount of \$39,580.54 in the event you are able to sell the property securing this loan through an arms-length transaction. This discount expires on 3/23/2012 ("Expiration Date"). To accept this offer, you must complete the following steps prior to the expiration date.

1. All of the above named borrower(s) or guarantor(s), if applicable must sign this letter below. Each signature must be notarized. You should be able to obtain a notary at your bank.
2. We must receive your fully signed and notarized copy of this letter by 3/23/2012. You may fax this letter to the fax number referenced above or mail to the mailing address referenced at the end of this letter.
3. The following cancellation clauses must be added to the listing agreement and sales contract as specified below.
  - If required, the listing agreement must include, "Seller may cancel this agreement prior to the ending date of the listing period without advance notice to the broker, and without payment of a commission or any other consideration, if the property is conveyed to the mortgage insurer or the mortgage holder."
  - The sales contract must include, "The seller's obligation to perform on this contract is subject to the rights of the mortgage insurer (if any) and the mortgage holder relating to the conveyance of the property."
4. We must receive the full discounted payoff amount of \$39,580.54, by bank wire transfer, bank check, money order or certified funds on or before 3/23/2012. You must send the funds to the address referenced at the end of this letter.
5. Any contribution of funds from the borrower(s) other than the contribution, if any, specified in this letter must be approved by Seterus, Inc. in writing.

(Continued)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AS WE SOMETIMES ACT AS A DEBT COLLECTOR. WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY OR RECEIVED A BANKRUPTCY DISCHARGE OF THIS DEBT, THIS LETTER IS NOT AN ATTEMPT TO COLLECT THE DEBT, BUT NOTICE OF POSSIBLE ENFORCEMENT OF OUR LIEN AGAINST THE COLLATERAL PROPERTY. COLORADO: FOR INFORMATION ABOUT THE COLORADO FAIR DEBT COLLECTION PRACTICES ACT, SEE [WWW.COLORADOATTORNEYGENERAL.GOV/CA](http://WWW.COLORADOATTORNEYGENERAL.GOV/CA). Seterus, Inc. maintains a local office at 355 Union Boulevard, Suite 302, Lakewood, CO 80228. The office's phone number is 888.738.5576. NEW YORK CITY: 1331537, 1340663, 1340148. TENNESSEE: This collection agency is licensed by the Collection Service Board of the Department of Commerce and Insurance. Seterus, Inc. is licensed to do business at 14523 SW Millikan Way, Beaverton, OR.

Tiffany Ann Watson  
Loan No.: 7930246  
Page 2  
February 9, 2012

6. We must receive a copy of the signed certified HUD-1 Settlement Statement for the sale of the property by 3/23/2012. You may fax this to the fax number referenced above or mail to the mailing address referenced at the end of this letter. The HUD-1 Settlement Statement must be in accordance with the Estimated HUD-1 Settlement Statement, which indicates a purchase price of \$45,000.00. Any amounts paid to junior lien holders to obtain lien release(s) shall not exceed the total sum of \$0.00. Our credit for seller paid closing costs must not exceed \$1,350.00. Realtor commission must not exceed 6%. By signing below, you acknowledge that Seterus, Inc. and the holder of your note relied upon this Estimated HUD-1 Settlement Statement to approve the discounted payoff settlement. Any surplus funds shown on the Final HUD-1 Settlement Statement in excess of the amount shown on Estimated HUD-1 Settlement Statement also must be paid directly to Seterus in accordance with the instruction in item #4 above.
7. The HUD-1 Settlement Statement must identify borrower(s) as the seller(s) and Dennis and Susana Mefferd as the buyer(s).
8. Final HUD-1 to be approved by us 48 hours prior to closing. Email HUD-1 to HUDApproval@seterus.com.
9. This offer is subject to the acceptance of all and any requirements by the mortgage insurer company if your loan is insured.

Please note that if you have an escrow account, unless otherwise required by applicable law, Seterus, Inc. will make your tax and/or insurance payments only if your account is less than 30 days delinquent or your account has sufficient funds. If your account is more than 30 days delinquent or has insufficient funds for disbursement Seterus, Inc. will not advance funds and you will be responsible for any tax or insurance payments, penalties or interest. Any remaining funds held by Seterus, Inc. in your escrow or suspense account will be applied toward the remaining amounts owed on your loan after payment of the \$39,580.54.

Unless otherwise previously negotiated and explicitly stated on the HUD-1, any funds in excess of the discounted settlement amount on the HUD-1 Settlement Statement will be paid to Seterus, Inc. and applied toward the remaining amounts owed after \$39,580.54. Under no circumstances shall any funds be disbursed to the borrower(s).

Upon completion of all requirements by borrower(s), Seterus will execute a release and a discharge of the deed of trust/mortgage, including any deficiency balance and, if necessary, will dismiss any pending legal action to collect this obligation. As required by law, Seterus, Inc. may issue a 1099C, Forgiveness of Debt, as a result of this Settlement Agreement. Borrower(s) acknowledges that there may be tax implications resulting from debt forgiveness. Borrower(s) should consult with a tax advisor.

This Agreement may have credit reporting consequences. For information about your credit score, go to:  
<http://www.ftc.gov/bcp/edu/pubs/consumer/credit/crc24.shtm>.

(Continued)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AS WE SOMETIMES ACT AS A DEBT COLLECTOR. WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY OR RECEIVED A BANKRUPTCY DISCHARGE OF THIS DEBT, THIS LETTER IS NOT AN ATTEMPT TO COLLECT THE DEBT, BUT NOTICE OF POSSIBLE ENFORCEMENT OF OUR LIEN AGAINST THE COLLATERAL PROPERTY. COLORADO: FOR INFORMATION ABOUT THE COLORADO FAIR DEBT COLLECTION PRACTICES ACT, SEE [WWW.COLORADOATTORNEYGENERAL.GOV/CA](http://WWW.COLORADOATTORNEYGENERAL.GOV/CA). Seterus, Inc. maintains a local office at 355 Union Boulevard, Suite 302, Lakewood, CO 80228. The office's phone number is 888.738.5576. NEW YORK CITY: 1331537, 1340663, 1340148. TENNESSEE: This collection agency is licensed by the Collection Service Board of the Department of Commerce and Insurance. Seterus, Inc. is licensed to do business at 14523 SW Millikan Way, Beaverton, OR.



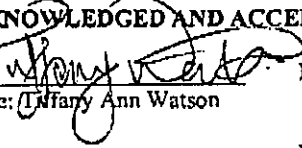
Tiffany Ann Watson  
Loan No.: 7930246  
Page 3  
February 9, 2012

Our printed name below constitutes our execution of this offer, and it does not need to be counter-signed by Seterus, Inc.

Sincerely,

Seterus, Inc.  
866.570.5277

**ACKNOWLEDGED AND ACCEPTED:**

By:  Date: 2/9-2012  
Name: Tiffany Ann Watson

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: \_\_\_\_\_

Payment remittance information:

VIA BANK WIRE TRANSFER	OR	VIA OVERNIGHT MAIL
JP Morgan Chase Bank		Seterus, Inc.
ABA #0210-0002-1		14523 SW Millikan Way, Suite 200
For further Credit to:		Beaverton, OR 97005
Seterus, Inc.		866.570.5277
Account # 859310005		888.502.0048 FAX
Reference- 7930246		

**Notarization Acknowledgment**

---

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AS WE SOMETIMES ACT AS A DEBT COLLECTOR. WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY OR RECEIVED A BANKRUPTCY DISCHARGE OF THIS DEBT, THIS LETTER IS NOT AN ATTEMPT TO COLLECT THE DEBT, BUT NOTICE OF POSSIBLE ENFORCEMENT OF OUR LIEN AGAINST THE COLLATERAL PROPERTY. COLORADO: FOR INFORMATION ABOUT THE COLORADO FAIR DEBT COLLECTION PRACTICES ACT, SEE [WWW.COLORADOATTORNEYGENERAL.GOV/CA](http://WWW.COLORADOATTORNEYGENERAL.GOV/CA). Seterus, Inc. maintains a local office at 355 Union Boulevard, Suite 302, Lakewood, CO 80228. The office's phone number is 888.738.5576. NEW YORK CITY: 1331537, 1340663, 1340148. TENNESSEE: This collection agency is licensed by the Collection Service Board of the Department of Commerce and Insurance. Seterus, Inc. is licensed to do business at 14523 SW Millikan Way, Beaverton, OR.

<b>A. Settlement Statement</b>  <b>First American Title Insurance Company Lenders Advantage</b> <b>Estimated Statement</b>	<b>B. Type of Loan</b>	
	1-5. Loan Type Conv. Unins.	
	6. File Number 116-2418449	
	7. Loan Number	
8. Mortgage Insurance Case Number		

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown, items marked "(POC)" were paid outside this closing; they are shown here for informational purposes and are not included in the totals.

**D. Name of Borrower:** Dennis Mefferd, Susana Mefferd

**E. Name of Seller:** Tiffany Ann Watson  
8000 West Badura Avenue Unit 2054, Las Vegas, NV 89113

**F. Name of Lender:**

**G. Property Location:** 8000 West Badura Avenue Unit 2054, Las Vegas, NV 89113

<b>H. Settlement Agent:</b> First American Title Insurance Company Lenders Advantage Address: 2490 Paseo Verde Parkway, Suite 100, Henderson, NV 89074  Place of Settlement Address: 2490 Paseo Verde Parkway, Suite 100, Henderson, NV 89074	<b>I.</b> Estimated Settlement Date: 02/29/2012 Print Date: 02/24/2012, 9:02 AM Disbursement Date: Signing Date:
--	--

<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>	
<b>100. Gross Amount Due From Borrower</b>		<b>400. Gross Amount Due To Seller</b>	
101. Contract Sales Price	45,000.00	401. Contract Sales Price	45,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	1,328.76	403. Total Deposits	
104. 4th Quarter 2011-12 Taxes to Clark County Treasurer Office	133.46	404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes 02/29/12 to 07/01/12 @\$533.83/yr	179.89	407. County taxes 02/29/12 to 07/01/12 @\$533.83/yr	179.89
108. Assessments		408. Assessments	
109. Association Dues 02/29/12 to 03/01/12 @\$105.00/mo	3.62	409. Association Dues 02/29/12 to 03/01/12 @\$105.00/mo	3.62
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
<b>120. Gross Amount Due From Borrower</b>	<b>46,645.73</b>	<b>420. Gross Amount Due To Seller</b>	<b>45,183.51</b>
<b>200. Amounts Paid By Or In Behalf of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. *Deposit or earnest money	1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges (line 1400)	4,386.34
203. Existing loan(s) taken subject		503. Existing loan(s) taken subject	
204.		504. *Payoff of first mortgage loan - Seterus, Inc	40,797.17
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	<b>1,000.00</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>45,183.51</b>
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross amount due from Borrower (line 120)	46,645.73	601. Gross amount due to Seller (line 420)	45,183.51
302. Less amounts paid by/for Borrower (line 220)	1,000.00	602. Less reductions in amounts due to Seller (line 520)	45,183.51
303. Cash (X From) ( To) Borrower	45,645.73	603. Cash ( To) ( From) Seller	

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: \_\_\_\_\_ Date: \_\_\_\_\_

\* See Supplemental Page for details.

<b>L. Settlement Charges</b>		
	<b>Paid From Borrower's Funds at Settlement</b>	<b>Paid From Seller's Funds at Settlement</b>
<b>700. Total Sales/Broker's Commission based on price \$45,000.00 @ 6.0000% = \$2700.00</b>		
Division of Commission (line 700) as follows		
701. \$1,125.00 to Coldwell Banker Premier Realty		
702. \$1,125.00 to Realty One Group		
703. Commission paid at Settlement		2,250.00
704. Commission Paid at Settlement to Premier Default Mngt Services		450.00
<b>800. Items Payable in Connection with Loan</b>		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Premium		
807. Assumption Fee		
808.		
809.		
810.		
811.		
812.		
813.		
814.		
Supplemental Summary		
<b>900. Items Required by Lender to be Paid in Advance</b>		
901. Interest		
902.		
903. Hazard Insurance Premium for		
904.		
905.		
Supplemental Summary		
<b>1000. Reserves Deposited with Lender</b>		
1001. Hazard Insurance		
1002. Mortgage Insurance		
1003. City Property Taxes		
1004. County Property Taxes		
1005. Annual assessments		
1006.		
1007.		
1008. Aggregate Accounting Adjustment		
<b>1100. Title Charges</b>		
1101. Settlement or closing fee to First American Title Insurance Company Lenders Advantage	462.50	462.50
1102. Abstract or title search		
1103. Title examination		
1104. Title Insurance Binder		
1105. Document Fee to First American Title Insurance Company Lenders Advantage	35.00	
1106. Notary Fee		
1107. Attorney Fee		
(includes above item numbers: )		
1108. Title Insurance - See supplemental page for breakdown of individual fees and payees	51.26	461.34
(includes above item numbers: )		
1109. Lender's coverage \$0.00		
1110. Owner's coverage \$45,000.00 Premium: \$512.60		
1111. FAACS Fee 30% to First American Title Insurance Company Lenders Advantage POC \$138.41		
1112.		
1113.		
1114.		
1115.		
1116.		
1117.		
<b>1200. Government Recording and Transfer Charges</b>		
1201. *Recording fees: Deed \$28.00 Mortgage \$0.00 Release \$0.00		28.00
1202. *City/county tax/stamps: Deed \$229.50 Mortgage \$0.00		229.50
1203. State tax/stamps:		
1204.		
1205.		
1206.		
<b>1300. Additional Settlement Charges</b>		
1301. Survey to		
1302. Pest Inspection to		
1303. HOA Association Dues to Coronado Palms HOA	105.00	105.00
1304. Transfer Fee to Terra West		250.00
1305. Buffer to Refund at close of escrow	300.00	
1306. TRANSACTION FEE to Realty One Group	375.00	
1307. Fee from Listing Agent Commission to Quantum Default Services POC \$100.00		
1308. 20% of Listing Agent Commission to Quantum Default Services POC \$225.00		
1309. Reimburse for HOA to Nanette Verdin		150.00
1310.		
1311.		
1312.		
1313.		
1314.		
Supplemental Summary		
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>	<b>1,328.76</b>	<b>4,386.34</b>

\* See Supplemental Page for details.

Supplemental Page  
HUD-1 Settlement Statement

File No.  
116-2418449

**First American Title Insurance Company Lenders Advantage  
Estimated Statement**

Loan No.

Settlement Date:

Borrower Name & Address: Dennis Mefferd, Susana Mefferd

Seller Name & Address: Tiffany Ann Watson  
8000 West Badura Avenue Unit 2054, Las Vegas, NV 89113

Section L. Settlement Charges continued		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
1108. Supplemental Summary	512.60		
a. Eagle Policy to First American Title Insurance Company Lenders Advantage		51.26	461.34
1201. Supplemental Summary	28.00		
a. Grant Deed to First American Title Insurance Company Lenders Advantage			28.00
1202. Supplemental Summary	229.50		
a. Real Property Transfer Tax-County to First American Title Insurance Company Lenders Advantage			229.50

Section J. Summary of Borrower's Transaction continue		Borrower Charges	Borrower Credits
100. Gross Amount Due From Borrower			
200. Amounts Paid By Or In Behalf of Borrower			
201. Supplemental Summary	1,000.00		
a. Earnest Money Deposit			1,000.00

Section K. Summary of Seller's Transaction continued		Seller Charges	Seller Credits
400. Gross Amount Due To Seller			
500. Reductions In Amount Due to Seller			
504. Supplemental Summary	40,797.17		
a) Principal Balance of Payoff Loan - Seterus, Inc		39,580.54	
Additional funds		1,216.63	

The following Section is restated from the Settlement Statement Page 1

300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from Borrower (line 120)	46,645.73	601. Gross Amount due to Seller (line 420)	45,183.51
302. Less amounts paid by/for Borrower (line 220)	1,000.00	602. Less reductions in amounts due to Seller (line 520)	45,183.51
303. Cash (X From) ( To) Borrower	45,645.73	603. Cash ( To) ( From) Seller	

Notice - This Estimated HUD 1 Settlement Statement is subject to changes, corrections or additions at the time of final computation of the HUD 1 Settlement Statement.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and distributions made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

*Dennis Mefferd*

*Susana C. Mefferd*

<b>First American Title Insurance Company Lenders Advantage Estimated Statement</b>	<b>B. Type of Loan</b>	
	1-5. Loan Type	
	6. File Number	116-2418449
	7. Loan Number	
		8. Mortgage Insurance Case Number

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown, items marked "(POC)" were paid outside this closing; they are shown here for informational purposes and are not included in the totals.

**D. Name of Borrower:** Dennis Mefferd, Susana Mefferd

**E. Name of Seller:** Tiffany Ann Watson  
8000 West Badura Avenue Unit 2054, Las Vegas, NV 89113

**F. Name of Lender:**

**G. Property Location:** 8000 West Badura Avenue Unit 2054, Las Vegas, NV 89113

<b>H. Settlement Agent:</b> First American Title Insurance Company Lenders Advantage Address: 2490 Paseo Verde Parkway, Suite 100, Henderson, NV 89074	<b>I. Estimated Settlement Date:</b> 02/29/2012 <b>Print Date:</b> 02/23/2012, 4:38 PM <b>Disbursement Date:</b> <b>Signing Date:</b>
<b>Place of Settlement Address:</b> 2490 Paseo Verde Parkway, Suite 100, Henderson, NV 89074	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due From Borrower</b>		<b>400. Gross Amount Due To Seller</b>	
101. Contract Sales Price		401. Contract Sales Price	45,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)		403. Total Deposits	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes 02/29/12 to 07/01/12 @\$533.83/yr	179.89
108. Assessments		408. Assessments	
109.		409. Association Dues 02/29/12 to 03/01/12 @\$105.00/mo	3.62
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
<b>120. Gross Amount Due From Borrower</b>		<b>420. Gross Amount Due To Seller</b>	<b>45,183.51</b>
<b>200. Amounts Paid By Or In Behalf of Borrower</b>		<b>500. Reductions In Amount Due to Seller</b>	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges (line 1400)	4,386.34
203. Existing loan(s) taken subject		503. Existing loan(s) taken subject to	
204.		504. *Payoff of first mortgage loan - Seterus, Inc	40,797.17
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>		<b>520. Total Reduction Amount Due Seller</b>	<b>45,183.51</b>
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross amount due from Borrower (line 120)		601. Gross amount due to Seller (line 420)	<b>45,183.51</b>
302. Less amounts paid by/for Borrower (line 220)		602. Less reductions in amounts due to Seller (line 520)	<b>45,183.51</b>
303.		603.	

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: \_\_\_\_\_ Date: \_\_\_\_\_

\* See Supplemental Page for details.

<b>L. Settlement Charges</b>		
	<b>Paid From Borrower's Funds at Settlement</b>	<b>Paid From Seller's Funds at Settlement</b>
<b>700. Total Sales/Broker's Commission based on price \$45,000.00 @ 6.0000% = \$2700.00</b>		
Division of Commission (line 700) as follows		
701. \$1,125.00 to Coldwell Banker Premier Realty		
702. \$1,125.00 to Realty One Group		
703. Commission paid at Settlement		2,250.00
704. Commission Paid at Settlement to Premier Default Mnrgt Services		450.00
<b>800. Items Payable in Connection with Loan</b>		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Premium		
807. Assumption Fee		
808.		
809.		
810.		
811.		
812.		
813.		
814.		
Supplemental Summary		
<b>900. Items Required by Lender to be Paid in Advance</b>		
901. Interest		
902.		
903. Hazard Insurance Premium for		
904.		
905.		
Supplemental Summary		
<b>1000. Reserves Deposited with Lender</b>		
1001. Hazard Insurance		
1002. Mortgage Insurance		
1003. City Property Taxes		
1004. County Property Taxes		
1005. Annual assessments		
1006.		
1007.		
1008. Aggregate Accounting Adjustment		
<b>1100. Title Charges</b>		
1101. Settlement or closing fee to First American Title Insurance Company Lenders Advantage		462.50
1102. Abstract or title search		
1103. Title examination		
1104. Title Insurance Binder		
1105. Document Fee		
1106. Notary Fee		
1107. Attorney Fee		
(includes above item numbers: )		
1108. Title Insurance - See supplemental page for breakdown of individual fees and payees		461.34
(includes above item numbers: )		
1109. Lender's coverage \$0.00		
1110. Owner's coverage \$45,000.00 Premium: \$461.34		
1111. FAACS Fee 30% to First American Title Insurance Company Lenders Advantage	POC \$138.41	
1112.		
1113.		
1114.		
1115.		
1116.		
1117.		
<b>1200. Government Recording and Transfer Charges</b>		
1201. *Recording fees: Deed \$28.00 Mortgage \$0.00 Release \$0.00		28.00
1202. *City/county tax/stamps: Deed \$229.50 Mortgage \$0.00		229.50
1203. State tax/stamps:		
1204.		
1205.		
1206.		
<b>1300. Additional Settlement Charges</b>		
1301. Survey to		
1302. Pest Inspection to		
1303. HOA Association Dues to Coronado Palms HOA		105.00
1304. Transfer Fee to Terra West		250.00
1305. Reimburse for HOA to Nanette Verdin		150.00
1306.		
1307.		
1308.		
1309.		
1310.		
1311.		
1312.		
1313.		
1314.		
Supplemental Summary		4,386.34
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		

\* See Supplemental Page for details.

<b>Supplemental Page</b> <b>HUD-1 Settlement Statement</b>	<b>File No.</b> 116-2418449
<b>First American Title Insurance Company Lenders Advantage</b> <b>Estimated Statement</b>	<b>Loan No.</b>
	<b>Settlement Date:</b>
<b>Borrower Name &amp; Address: Dennis Mefferd, Susana Mefferd</b>	
<b>Seller Name &amp; Address: Tiffany Ann Watson</b> 8000 West Badura Avenue Unit 2054, Las Vegas, NV 89113	

Section L. Settlement Charges continued	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>1108. Supplemental Summary</b>	<b>461.34</b>	
a. Eagle Policy to First American Title Insurance Company Lenders Advantage		461.34
<b>1201. Supplemental Summary</b>	<b>28.00</b>	
a. Grant Deed to First American Title Insurance Company Lenders Advantage		28.00
<b>1202. Supplemental Summary</b>	<b>229.50</b>	
a. Real Property Transfer Tax-County to First American Title Insurance Company Lenders Advantage		229.50

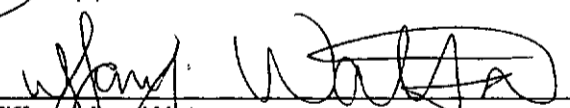
Section K. Summary of Seller's Transaction continued	Seller Charges	Seller Credits
<b>400. Gross Amount Due To Seller</b>		
<b>500. Reductions in Amount Due to Seller</b>		
<b>504. Supplemental Summary</b>		<b>40,797.17</b>
a) Principal Balance of Payoff Loan - Seterus, Inc	39,580.54	
Additional funds	1,216.63	

The following Section is restated from the Settlement Statement Page 1			
<b>300. Cash At Settlement From/To Borrower</b>	<b>600. Cash At Settlement To/From Seller</b>		
301. Gross amount due from Borrower (line 120)	601. Gross Amount due to Seller (line 420)		<b>45,183.51</b>
302. Less amounts paid by/for Borrower (line 220)	602. Less reductions in amounts due to Seller (line 520)		<b>45,183.51</b>
303.	603.		

Notice -- This Estimated HUD 1 Settlement Statement is subject to changes, corrections or additions at the time of final computation of the HUD 1 Settlement Statement.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and distributions made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

**SELLER(S):**

  
 \_\_\_\_\_  
 Tiffany Ann Watson