

STATE OF NEVADA  
FORECLOSURE MEDIATION PROGRAM  
MEDIATOR STATEMENT

HOMEOWNER'S NAME: <u>DUKE RENSLOW</u>	BENEFICIARY: <u>Wells Fargo Bank</u>
CO-OWNER'S NAME: <u>TINA RENSLOW</u>	TRUSTEE: <u>NAT'L DEFAULT SERV</u>
ASSESSOR PARCEL NUMBER (APN) <u>086-225-04</u>	TS # <u>10-42969-WFR-NV</u>
PROPERTY ADDRESS <u>10200 STEVANBOAH DR. RENO, NV 89506</u>	Loan # _____
Book # _____	DoT Doc # <u>5-6-2003</u>
Page # _____	Inst # <u>2853863</u>

- **If no mediation is held:** Please ensure the Mediation Summary, Mediation Certification and Mailing Certification (Parts 2, 2A & 4) are completed.
- **If no agreement is reached:** please ensure the Attending Parties, Mediation Summary, Mediator Certification and Mailing Certification (Parts 1, 2, 2A & 4) are completed.
- **If an agreement is reached by the parties:** please ensure all applicable parts of this form are attached.

**PART 2: MEDIATION SUMMARY** (Please check all that apply)

- A Foreclosure Mediation was held on: 10-19-2010
- A Foreclosure Mediation was not held (Explain): \_\_\_\_\_
- Parties came to an agreement prior to mediation (Explain): \_\_\_\_\_

**The Mediator files the following report of the mediation (please check all that apply):**

- The parties resolved this matter. If this box is marked, please complete PART 3: **MEDIATION AGREEMENT**.
- The parties participated but were unable to agree to a loan modification or make other arrangements.
- Lender (Beneficiary or designated representative) failed to attend the mediation.
- Lender (Beneficiary or designated representative) failed to bring to the mediation each document required. Please specify which document(s) were not provided: \_\_\_\_\_
- Lender (Beneficiary or designated representative) did not have the authority to fully negotiate and modify the loan. SEE NOTES
- Lender (Beneficiary or designated representative) failed to participate in good faith. Please explain: \_\_\_\_\_
- Homeowner (grantor or person who holds the title of record) failed to attend the mediation.
- Homeowner (grantor or person who holds the title of record) failed to bring to the mediation each document required. Please specify which document(s) were not provided: \_\_\_\_\_
- Homeowner (grantor or person who holds the title of record) failed to participate in good faith. Please explain: \_\_\_\_\_
- Other: \_\_\_\_\_

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PART 2A: MEDIATOR CERTIFICATION

The Mediator hereby certifies, under the penalty of perjury, that the foregoing is true and accurate of the proceedings as required by NRS Chapter 107.

DATED this 22<sup>nd</sup> day of October, 2010.

Mediator Signature:



Print Name:

MARK E ROSENBERG

October 19, 2010

Notes on the Renslow Mediation.

The attorney and /or the WFBank's representative did not have the authority to modify the Renslow's (H/O) mortgage.

The Bank was not the owner of the mortgage. I am in possession of a certification that the copies I had were "True and Certified", that WFB was the true owner of the Deed of Trust.

In fact the Bank did not know who owned the note.

The bank had offered the H/O a modification in November Of 2009. The H/O paid on this modification for 7 months before being notified that they, the bank, were withdrawing that offer since they had no authority to make the offer. The H/O never missed a payment, was charged late fees, and they were rescinded today after showing that they had complied with every detail then offered by the bank.

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**PART 4: MAILING CERTIFICATION**

I hereby certify that I served the foregoing Mediator Statement on the 10/25 day of October, 2010, by placing true and correct copies thereof in the U.S. mail, postage prepaid, addressed to the following:

Homeowner (Grantor):

DUKE + TINA RENZI  
10200 STEVENS AVE  
ROCKY HILL NY 12576

Homeowner's Attorney/Representative:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Trustee:

NAT'L Default Serv  
7720 N. 116th Street  
Phoenix AZ 85020

Trustee's Attorney/ Representative:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Lender (Beneficiary):

WELLS FARGO BANK  
3476 STATEN ISLAND BLVD  
STATEN ISLAND NY 11580

Lender's Attorney/Representative:

Stephen R. Wassner, Esquire  
206 South Division Street, Suite 2  
Carson City, Nevada 89703-4276

Other:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Other:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature:

Mark E. Rosenberg

Print Name:

MARK E. ROSENBERG

Title:

MEDIATOR