

1 **IND**
2 CATHERINE CORTEZ MASTO
3 Attorney General
4 JOHN P. KELLEHER
5 Assistant Chief Deputy Attorney General
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7 702-486-3396
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9 Senior Deputy Attorney General
10 Nevada Bar No. 1229
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14 Attorneys for Plaintiff, State of Nevada

8 **DISTRICT COURT**
9
10 **CLARK COUNTY, NEVADA**

10 STATE OF NEVADA,
11
12 Plaintiff,

13 vs.

14 **GARY TRAFFORD,**
15 **GERRI SHEPPARD**

16 DEFENDANTS

CASE NO. :

DEPT. NO.:

16 **INDICTMENT**

17 The undersigned, CATHERINE CORTEZ MASTO, Attorney General of the State of
18 Nevada, by and through her Deputies, JOHN P. KELLEHER, Chief Deputy Attorney General
19 and ROBERT G. GIUNTA, Senior Deputy Attorney General, under penalty of perjury, and
20 within their knowledge, information and belief, complain and charge that the above named
21 Defendants, **GARY TRAFFORD**, (hereinafter "**TRAFFORD**") has committed the offenses of
22 One Hundred Two (102) Counts of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN**
23 **PRESENCE OF NOTARY PUBLIC, (AID AND ABET)**, a gross misdemeanor in violation of
24 NRS 240.155; One Hundred Two (102) Counts of **OFFERING FALSE INSTRUMENTS FOR**
25 **FILING OR RECORDING**; a category C felony in violation of NRS 239.330; and One Hundred
26 Two (102) Counts of **FALSE CERTIFICATION ON CERTAIN INSTRUMENTS (AID and**
27 **ABET)**; a category D felony in violation of NRS 205.120; and **GERRI SHEPPARD** (hereinafter
28 "**SHEPPARD**") has committed the offenses of One Hundred (100) Counts of **NOTARIZATION**

1 **OF SIGNATURE OF PERSON NOT IN PRESENCE OF NOTARY PUBLIC, (AID AND**
2 **ABET)**, a gross misdemeanor in violation of NRS 240.155; One Hundred (100) Counts of
3 **OFFERING FALSE INSTRUMENTS FOR FILING OR RECORDING**; a category C felony in
4 violation of NRS 239.330; and One Hundred (100) Counts of **FALSE CERTIFICATION ON**
5 **CERTAIN INSTRUMENTS (AID and ABET)**; a category D felony in violation of NRS 205.120.

6 Said aforementioned crimes constitute **TECHNOLOGICAL CRIMES** as defined in NRS
7 205A.030 and property which was derived from, realized through, or used or intended for use
8 in the course of a technological crime **is subject to forfeiture** pursuant to **NRS 179.1219**.

9 Said aforementioned crimes have been committed within Clark County, State of
10 Nevada in the following manner:

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12 **COUNT 1**

13 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
14 **(AID & ABET)**
15 **GROSS MISDEMEANOR NRS 240.155(2)**

16 On or about September 25, 2008, Defendant **TRAFFORD**, within Clark County, State of
17 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
18 when said person whose signature was being notarizing was not in the notary's presence, to
19 wit;

20 On or about September 25, 2008, Defendant **TRAFFORD** within Clark County, State of
21 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
22 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
23 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0003798 of Official Records filed in the Office of the County Recorder of Clark County,
26 Nevada dated September 25, 2008, when Defendant **TRAFFORD** was not in Defendant's
27 presence and further never signed said document. These actions were performed in a
28 secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 2**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **Felony NRS 239.330**

8 On or about September 25, 2008, Defendant **TRAFFORD** did, in the County of Clark,
9 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
10 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
11 registered or recorded in a public office under the law of the State of Nevada, to wit:

12 On or about September 25, 2008, Defendant **TRAFFORD**, within Clark County, State
13 of Nevada, either directly or through an agent or employee, caused to be offered for filing, a
14 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
15 0003798 of Official Records with the Office of the County Recorder of Clark County, Nevada
16 dated September 25, 2008. Said document was forged in that it purported to be signed by
17 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
18 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
19 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
20 order that the false documents be given full legal effect and that this criminal activity not be
21 discovered. This activity was discovered on or about December of 2010.

22 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
23 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

24 **COUNT 3**

25 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
26 **Felony NRS 205.120**

27 On or about September 25, 2008, Defendant **TRAFFORD**, within the County of Clark,
28 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
-- take proof or acknowledgment of an instrument which by law may be recorded, willfully certify

1 falsely that the execution of the instrument was acknowledged by a party thereto or that the
2 execution thereof was proved, to wit:

3 On or about September 25, 2008, Defendant **TRAFFORD** planned, directed, and
4 arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed
5 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
6 instrument, to forge and willfully certify falsely that the execution of this instrument was
7 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
8 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003798 of Official Records
9 filed in the Office of the County Recorder of Clark County, Nevada dated September 25, 2008.

10 These actions were performed in a secretive manner in order that the false documents
11 be given full legal effect and that this criminal activity not be discovered. This activity was
12 discovered on or about December of 2010.

13 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
14 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

15 **COUNT 4**

16 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**

17 **(AID & ABET)**

18 **GROSS MISDEMEANOR NRS 240.155(2)**

19 On or about December 7, 2005, Defendant **SHEPPARD**, within Clark County, State of
20 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
21 when said person whose signature was being notarizing was not in the notary's presence, to
22 wit;

23 On or about December 7, 2005, Defendant **SHEPPARD** within Clark County, State of
24 Nevada, planned, directed, or arranged to have MEGHAN BLOECKER, (hereinafter
25 "BLOECKER"), a notary public appointed by the Nevada Secretary of State, and authorized to
26 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
27 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
28 0004388 of Official Records filed in the Office of the County Recorder of Clark County,
Nevada dated December 7, 2005, when Defendant **SHEPPARD** was not in Defendant's

1 presence and further never signed said document. These actions were performed in a
2 secretive manner in order that the false documents be given full legal effect and that this
3 criminal activity not be discovered. This activity was discovered on or about December of
4 2010

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 5**
8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about December 7, 2005, Defendant **SHEPPARD**, in the County of Clark, State
12 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about December 7, 2005, Defendant **SHEPPARD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0004388 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated December 7, 2005. Said document was forged in that it purported to be signed by
20 Defendant **SHEPPARD** as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
22 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 6

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about December 7, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about December 7, 2005, Defendant **SHEPPARD** planned, directed, and arranged to have MEGHAN BLOECKER, (hereinafter "BLOECKER"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004388 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated December 7, 2005. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 7

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about February 4, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

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1 On or about February 4, 2005, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have MEGHAN BLOECKER, (hereinafter
3 "BLOECKER"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0001816 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated February 4, 2005, when Defendant **SHEPPARD** was not in Defendant's
8 presence and further never signed said document. These actions were performed in a
9 secretive manner in order that the false documents be given full legal effect and that this
10 criminal activity not be discovered. This activity was discovered on or about December of
11 2010.

12 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
13 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

14 **COUNT 8**
15 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
16 **(AID & ABET)**
17 **Felony NRS 239.330**

18 On or about February 7, 2005 Defendant **SHEPPARD**, in the County of Clark, State of
19 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
20 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
21 or recorded in a public office under the law of the State of Nevada, to wit:

22 On or about February 7, 2005, Defendant **SHEPPARD**, within Clark County, State of
23 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0001816 of Official Records with the Office of the County Recorder of Clark County, Nevada
26 dated February 7, 2005. Said document was forged in that it purported to be signed by
27 Defendant **SHEPPARD** as the agent for the beneficiary of the property listed in said
28 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 9**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **Felony NRS 205.120**

8 On or about February 4, 2005, Defendant **SHEPPARD**, within the County of Clark,
9 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
10 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about February 4, 2005, Defendant **SHEPPARD** planned, directed, and arranged
14 to have MEGHAN BLOECKER, (hereinafter "BLOECKER"), a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0001816 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated February 7, 2005. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 10

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about February 8, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about February 8, 2005, Defendant **SHEPPARD** within Clark County, State of Nevada, planned, directed, or arranged to have MEGHAN BLOECKER, (hereinafter "BLOECKER"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002553 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated February 8, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 11

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about February 8, 2005, Defendant **SHEPPARD**, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about February 8, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0002553 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated February 8, 2005. Said document was forged in that it purported to be signed by
6 Defendant **SHEPPARD** as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
8 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 12**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about February 8, 2005, Defendant **SHEPPARD**, within the County of Clark,
17 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
18 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about February 8, 2005, Defendant **SHEPPARD** planned, directed, and arranged
22 to have MEGHAN BLOECKER, (hereinafter "BLOECKER"), a notary public appointed by the
23 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
24 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
25 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
26 UNDER DEED OF TRUST, Instrument No. 0002553 of Official Records filed in the Office of
27 the County Recorder of Clark County, Nevada dated February 8, 2005. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 13**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about June 29, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about June 29, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have MEGHAN BLOECKER, (hereinafter
15 "BLOECKER"), a notary public appointed by the Nevada Secretary of State, and authorized to
16 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003615 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated June 29, 2005 when Defendant **SHEPPARD** was not in Defendant's presence
20 and further never signed said document. These actions were performed in a secretive
21 manner in order that the false documents be given full legal effect and that this criminal
22 activity not be discovered. This activity was discovered on or about December of 2010

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 14**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

29 On or about June 29, 2005 Defendant **SHEPPARD**, in the County of Clark, State of
30 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about June 29, 2005, Defendant **SHEPPARD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003615 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated June 29, 2005. Said document was forged in that it purported to be signed by
8 Defendant **SHEPPARD** as the agent for the beneficiary of the property listed in said
9 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
10 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
11 order that the false documents be given full legal effect and that this criminal activity not be
12 discovered. This activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of **NRS 239.330**, a category C felony.

15 **COUNT 15**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about June 29, 2005, Defendant **SHEPPARD**, within the County of Clark, State
19 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
20 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
21 falsely that the execution of the instrument was acknowledged by a party thereto or that the
22 execution thereof was proved, to wit:

23 On or about June 29, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
24 have MEGHAN BLOECKER, (hereinafter "BLOECKER"), a notary public appointed by the
25 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
26 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
27 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
28 UNDER DEED OF TRUST, Instrument No. 0003615 of Official Records filed in the Office of
-- the County Recorder of Clark County, Nevada dated June 29, 2005. These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 16**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about July 9, 2007, Defendant **TRAFFORD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarizing was not in the notary's presence, to
13 wit;

14 On or about July 9, 2007, Defendant **TRAFFORD** within Clark County, State of Nevada,
15 planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a
16 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
17 acknowledgment of an instrument, to forge and notarize his signature on a NOTICE OF
18 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004247 of
19 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated July
20 9, 2007 when Defendant **TRAFFORD** was not in Defendant's presence and further never
21 signed said document. These actions were performed in a secretive manner in order that the
22 false documents be given full legal effect and that this criminal activity not be discovered.
23 This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 17

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about July 9, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about July 9, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004247 of Official Records with the Office of the County Recorder of Clark County, Nevada dated July 9, 2007. Said document was forged in that it purported to be signed by Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 18

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about July 9, 2007, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

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1 On or about July 9, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
2 have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
3 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
4 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
5 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
6 UNDER DEED OF TRUST, Instrument No. 0004247 of Official Records filed in the Office of
7 the County Recorder of Clark County, Nevada dated July 9, 2007. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 19**
14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about August 2, 2007, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about August 2, 2007, Defendant **TRAFFORD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
23 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
24 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0003102 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated August 2, 2007, when Defendant **TRAFFORD** was not in Defendant's presence
28 and further never signed said document. These actions were performed in a secretive

1 manner in order that the false documents be given full legal effect and that this criminal
2 activity not be discovered. This activity was discovered on or about December of 2010

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 20**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about August 2, 2007, Defendant **TRAFFORD** did, in the County of Clark, State
10 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about August 2, 2007, Defendant **TRAFFORD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0003102 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated August 2, 2007. Said document was forged in that it purported to be signed by
18 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
20 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 21**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about August 2, 2007, Defendant **TRAFFORD**, within the County of Clark, State
of Nevada, did then and there plan, direct, and arrange to have a person authorized to take

1 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about August 2, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
5 have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
6 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
7 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
8 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
9 UNDER DEED OF TRUST, Instrument No. 0003102 of Official Records filed in the Office of
10 the County Recorder of Clark County, Nevada dated August 2, 2007. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 22**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about May 12, 2008, Defendant **TRAFFORD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarizing was not in the notary's presence, to
23 wit;

24 On or about May 12, 2008, Defendant **TRAFFORD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
26 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
27 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
0002798 of Official Records filed in the Office of the County Recorder of Clark County,

1 Nevada dated May 12, 2008, when Defendant **TRAFFORD** was not in Defendant's presence
2 and further never signed said document. These actions were performed in a secretive
3 manner in order that the false documents be given full legal effect and that this criminal
4 activity not be discovered. This activity was discovered on or about December of 2010

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 23**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about May 12, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of
12 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about May 12, 2008, Defendant **TRAFFORD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0002798 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated May 12, 2008. Said document was forged in that it purported to be signed by
20 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
22 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 24

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about May 12, 2008, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

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On or about May 12, 2008, Defendant **TRAFFORD** planned, directed, and arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002798 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May 12, 2008. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 25

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about July 22, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

1 On or about July 22, 2008, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0002097 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated July 22, 2008 when Defendant **TRAFFORD** was not in Defendant's presence
8 and further never signed said document. These actions were performed in a secretive
9 manner in order that the false documents be given full legal effect and that this criminal
10 activity not be discovered. This activity was discovered on or about December of 2010

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 26**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
15 **(AID & ABET)**
16 **Felony NRS 239.330**

17 On or about July 22, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of
18 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about July 22, 2008, Defendant **TRAFFORD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0002097 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated May 12, 2008. Said document was forged in that it purported to be signed by
26 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
27 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
28 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010
3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
4 **RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 27**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about July 22, 2008, Defendant **TRAFFORD**, within the County of Clark, State of
9 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
10 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
11 the execution of the instrument was acknowledged by a party thereto or that the execution
12 thereof was proved, to wit:

13 On or about July 22, 2008, Defendant **TRAFFORD** planned, directed, and arranged to
14 have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0002097 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated July 22, 2008. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 28

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about December 2, 2005, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about December 2, 2005, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE") a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004395 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated December 2, 2005, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 29

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about December 2, 2005, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about December 2, 2005, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a

1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0004395 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated December 2, 2005. Said document was forged in that it purported to be signed by
4 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
6 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 30**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about December 2, 2005, Defendant **TRAFFORD**, within the County of Clark, State of
15 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
16 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
17 the execution of the instrument was acknowledged by a party thereto or that the execution
18 thereof was proved, to wit:

19 On or about, December 2, 2005, Defendant **TRAFFORD** planned, directed, and
20 arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed
21 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
22 instrument, to forge and willfully certify falsely that the execution of this instrument was
23 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
24 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004395 of Official Records
25 filed in the Office of the County Recorder of Clark County, Nevada dated December 2, 2005
26 These actions were performed in a secretive manner in order that the false documents be
27 given full legal effect and that this criminal activity not be discovered. This activity was
28 discovered on or about December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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4 **COUNT 31**

5 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
6 **(AID & ABET)**
7 **GROSS MISDEMEANOR NRS 240.155(2)**

8 On or about April 12, 2006, Defendant **TRAFFORD**, within Clark County, State of
9 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
10 when said person whose signature was being notarizing was not in the notary's presence, to
11 wit;

12 On or about April 12, 2006, Defendant **TRAFFORD** within Clark County, State of
13 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
14 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
15 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
16 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
17 0003132 of Official Records filed in the Office of the County Recorder of Clark County,
18 Nevada dated April 12, 2006, when Defendant **TRAFFORD/SHEPPARD** was not in
19 Defendant's presence and further never signed said document. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 32**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

On or about April 12, 2006, Defendant **TRAFFORD** did, in the County of Clark, State of
Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about April 12, 2006, Defendant **TRAFFORD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003132 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated April 12, 2006. Said document was forged in that it purported to be signed by
8 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
9 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
10 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
11 order that the false documents be given full legal effect and that this criminal activity not be
12 discovered. This activity was discovered on or about December of 2010

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
14 **RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 33**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about April 12, 2006, Defendant **TRAFFORD**, within the County of Clark, State of
19 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
20 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
21 the execution of the instrument was acknowledged by a party thereto or that the execution
22 thereof was proved, to wit:

23 On or about, April 12, 2006, Defendant **TRAFFORD** planned, directed, and arranged to
24 have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
25 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
26 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
27 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
28 UNDER DEED OF TRUST, Instrument No. 0003132 of Official Records filed in the Office of
-- the County Recorder of Clark County, Nevada dated April 12, 2006. These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 34**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about July 23, 2007, Defendant **TRAFFORD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarizing was not in the notary's presence, to
13 wit;

14 On or about July 23, 2007, Defendant **TRAFFORD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
16 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
17 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0002891 of Official Records filed in the Office of the County Recorder of Clark County,
20 Nevada dated July 23, 2007, when Defendant **TRAFFORD** was not in Defendant's presence
21 and further never signed said document. These actions were performed in a secretive
22 manner in order that the false documents be given full legal effect and that this criminal
23 activity not be discovered. This activity was discovered on or about December of 2010

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 35

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about July 23, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about July 23, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002891 of Official Records with the Office of the County Recorder of Clark County, Nevada dated July 23, 2007. Said document was forged in that it purported to be signed by Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of **NRS 239.330**, a category C felony.

COUNT 36

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about July 23, 2007, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

1 On or about, July 23, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
2 have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
3 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
4 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
5 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
6 UNDER DEED OF TRUST, Instrument No. 0002891 of Official Records filed in the Office of
7 the County Recorder of Clark County, Nevada dated July 23, 2007. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 37**
14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about February 8, 2008, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about February 8, 2008, Defendant **TRAFFORD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
23 "LAWRENCE") , a notary public appointed by the Nevada Secretary of State, and authorized
24 to take proof or acknowledgment of an instrument, to forge and notarize her signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0003952 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated February 8, 2008 when Defendant **TRAFFORD** was not in Defendant's
28 presence and further never signed said document. These actions were performed in a
secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 38**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about February 8, 2008, Defendant **TRAFFORD** did, in the County of Clark,
10 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
11 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
12 registered or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about February 8, 2008, Defendant **TRAFFORD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0003952 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated February 8, 2008. Said document was forged in that it purported to be signed by
18 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
20 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 39**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about February 8, 2008, Defendant **TRAFFORD**, within the County of Clark,
State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
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1 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about, February 8, 2008, Defendant **TRAFFORD** planned, directed, and arranged
5 to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
6 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
7 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
8 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
9 UNDER DEED OF TRUST, Instrument No. 0003952 of Official Records filed in the Office of
10 the County Recorder of Clark County, Nevada dated February 8, 2008. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 40**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about March 20, 2007, Defendant **TRAFFORD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarizing was not in the notary's presence, to
23 wit;

24 On or about March 20, 2007, Defendant **TRAFFORD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
26 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
27 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
0003380 of Official Records filed in the Office of the County Recorder of Clark County,

1 Nevada dated March 20, 2007, when Defendant **TRAFFORD** was not in Defendant's
2 presence and further never signed said document. These actions were performed in a
3 secretive manner in order that the false documents be given full legal effect and that this
4 criminal activity not be discovered. This activity was discovered on or about December of
5 2010.

6 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
7 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

8 **COUNT 41**

9 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
10 **(AID & ABET)**
11 **Felony NRS 239.330**

12 On or about March 20, 2007, Defendant **TRAFFORD** did, in the County of Clark, State
13 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
14 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
15 or recorded in a public office under the law of the State of Nevada, to wit:

16 On or about March 20, 2007, Defendant **TRAFFORD**, within Clark County, State of
17 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0003380 of Official Records with the Office of the County Recorder of Clark County, Nevada
20 dated March 20, 2007. Said document was forged in that it purported to be signed by
21 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
22 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
23 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
24 order that the false documents be given full legal effect and that this criminal activity not be
25 discovered. This activity was discovered on or about December of 2010

26 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
27 **RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 42

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about March 20, 2007, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about, March 20, 2007, Defendant **TRAFFORD** planned, directed, and arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003380 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated March 20, 2007. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 43

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about March 29, 2007, Defendant **TRAFFORD** within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about March 29, 2007, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter

1 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized
2 to take proof or acknowledgment of an instrument, to forge and notarize his signature on a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0004600 of Official Records filed in the Office of the County Recorder of Clark County,
5 Nevada dated March 29, 2007, when Defendant **TRAFFORD** was not in Defendant's
6 presence and further never signed said document. These actions were performed in a
7 secretive manner in order that the false documents be given full legal effect and that this
8 criminal activity not be discovered. This activity was discovered on or about December of
9 2010

10 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
11 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

12 **COUNT 44**

13 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

14 **(AID & ABET)**

15 **Felony NRS 239.330**

16 On or about March 29, 2007, Defendant **TRAFFORD/SHEPPARD** did, in the County of
17 Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for
18 filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be
19 filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

20 On or about March 29, 2007, Defendant **TRAFFORD**, within Clark County, State of
21 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
22 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
23 0004600 of Official Records with the Office of the County Recorder of Clark County, Nevada
24 dated March 29, 2007. Said document was forged in that it purported to be signed by
25 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
26 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
27 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
28 order that the false documents be given full legal effect and that this criminal activity not be
discovered. This activity was discovered on or about December of 2010

1 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
2 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

3 **COUNT 45**

4 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
5 **FELONY NRS 205.120**

6 On or about March 29, 2007, Defendant **TRAFFORD**, within the County of Clark, State
7 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
8 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
9 falsely that the execution of the instrument was acknowledged by a party thereto or that the
10 execution thereof was proved, to wit:

11 On or about, March 29, 2007, Defendant **TRAFFORD** planned, directed, and arranged
12 to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
13 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
14 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
15 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
16 UNDER DEED OF TRUST, Instrument No. 0004600 of Official Records filed in the Office of
17 the County Recorder of Clark County, Nevada dated March 29, 2007. These actions were
18 performed in a secretive manner in order that the false documents be given full legal effect
19 and that this criminal activity not be discovered. This activity was discovered on or about
20 December of 2010.

21 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
22 **INSTRUMENTS** a category D felony pursuant to NRS 205.120

23 **COUNT 46**

24 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
25 **(AID & ABET)**
26 **GROSS MISDEMEANOR NRS 240.155(2)**

27 On or about May 1, 2007, Defendant **TRAFFORD**, within Clark County, State of
28 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
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1 when said person whose signature was being notarizing was not in the notary's presence, to
2 wit;

3 On or about May 1, 2007, Defendant **TRAFFORD** within Clark County, State of
4 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
5 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
6 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
7 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
8 0004641 of Official Records filed in the Office of the County Recorder of Clark County,
9 Nevada dated March 29,2007, when Defendant **TRAFFORD** was not in Defendant's presence
10 and further never signed said document. These actions were performed in a secretive
11 manner in order that the false documents be given full legal effect and that this criminal
12 activity not be discovered. This activity was discovered on or about December of 2010

13 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
14 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

15 **COUNT 47**

16 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
17 **(AID & ABET)**
18 **Felony NRS 239.330**

19 On or about May 1, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of
20 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
21 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
22 or recorded in a public office under the law of the State of Nevada, to wit:

23 On or about May 1, 2007, Defendant **TRAFFORD**, within Clark County, State of
24 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0004641 of Official Records with the Office of the County Recorder of Clark County, Nevada
27 dated May 1, 2007. Said document was forged in that it purported to be signed by Defendant
28 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant

1 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
2 false documents be given full legal effect and that this criminal activity not be discovered.

3 This activity was discovered on or about December of 2010.

4 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
5 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

6 **COUNT 48**

7 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
8 **FELONY NRS 205.120**

9 On or about May 1, 2007, Defendant **TRAFFORD**, within the County of Clark, State of
10 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
11 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
12 the execution of the instrument was acknowledged by a party thereto or that the execution
13 thereof was proved, to wit:

14 On or about , May 1, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
15 have TRACY LAWRENCE,(hereinafter "LAWRENCE"), a notary public appointed by the
16 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
17 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
18 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
19 UNDER DEED OF TRUST, Instrument No. 0004641 of Official Records filed in the Office of
20 the County Recorder of Clark County, Nevada dated March 29, 2007. These actions were
21 performed in a secretive manner in order that the false documents be given full legal effect
22 and that this criminal activity not be discovered. This activity was discovered on or about
23 December of 2010.

24 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
25 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 49

**NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)**
GROSS MISDEMEANOR NRS 240.155(2)

On or about May 31, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about May 31, 2007, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize his signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003997 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May 31, 2007, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 50

**OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)**
Felony NRS 239.330

On or about May 31, 2007 Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about May 31, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a

1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0003997 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated May 31, 2007. Said document was forged in that it purported to be signed by
4 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
6 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 51**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about May 31, 2007, Defendant **TRAFFORD**, within the County of Clark, State of
15 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
16 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
17 the execution of the instrument was acknowledged by a party thereto or that the execution
18 thereof was proved, to wit:

19 On or about , May 31, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
20 have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
21 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
22 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
23 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
24 UNDER DEED OF TRUST, Instrument No. 0003997 of Official Records filed in the Office of
25 the County Recorder of Clark County, Nevada dated May 31, 2007. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 52**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about June 28, 2007, Defendant **TRAFFORD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarizing was not in the notary's presence, to
10 wit;

11 On or about June 28, 2007, Defendant **TRAFFORD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
13 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
14 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0003131 of Official Records filed in the Office of the County Recorder of Clark County,
17 Nevada dated June 28, 2007, when Defendant **TRAFFORD** was not in Defendant's presence
18 and further never signed said document. These actions were performed in a secretive
19 manner in order that the false documents be given full legal effect and that this criminal
20 activity not be discovered. This activity was discovered on or about December of 2010

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 53**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about June 28, 2007 Defendant **TRAFFORD** did, in the County of Clark, State of
28 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about June 28, 2007, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0003131 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated June 28, 2007. Said document was forged in that it purported to be signed by
6 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
8 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 54**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120.**

16 On or about June 28, 2007, Defendant **TRAFFORD**, within the County of Clark, State
17 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
18 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about June 28, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
22 have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
23 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
24 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
25 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
26 UNDER DEED OF TRUST, Instrument No. 0003131 of Official Records filed in the Office of
27 the County Recorder of Clark County, Nevada dated June 28, 2007. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to **NRS 205.120**.

5 **COUNT 55**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about July 31, 2007, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about July 31, 2007, Defendant **TRAFFORD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
15 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized
16 to take proof or acknowledgment of an instrument, to forge and notarize his signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0004126 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated July 31,2007, when Defendant **TRAFFORD** was not in Defendant's presence
20 and further never signed said document. These actions were performed in a secretive
21 manner in order that the false documents be given full legal effect and that this criminal
22 activity not be discovered. This activity was discovered on or about December of 2010

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 56**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

On or about July 31, 2007 Defendant **TRAFFORD** did, in the County of Clark, State of
Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about July 31, 2007, Defendant **TRAFFORD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0004126 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated July 31, 2007. Said document was forged in that it purported to be signed by Defendant
8 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
9 truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant
10 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
11 false documents be given full legal effect and that this criminal activity not be discovered.
12 This activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 57**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about July 31, 2007, Defendant **TRAFFORD**, within the County of Clark, State of
19 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
20 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
21 the execution of the instrument was acknowledged by a party thereto or that the execution
22 thereof was proved, to wit:

23 On or about, July 31, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
24 have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
25 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
26 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
27 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
28 UNDER DEED OF TRUST, Instrument No. 0004126 of Official Records filed in the Office of
-- the County Recorder of Clark County, Nevada dated July 31, 2007, These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 58**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about September 28, 2007, Defendant **TRAFFORD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarizing was not in the notary's presence, to
13 wit;

14 On or about September 28, 2007, Defendant **TRAFFORD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
16 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized
17 to take proof or acknowledgment of an instrument, to forge and notarize his signature on a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0003650 of Official Records filed in the Office of the County Recorder of Clark County,
20 Nevada dated September 28, 2007, when Defendant **TRAFFORD** was not in Defendant's
21 presence and further never signed said document. These actions were performed in a
22 secretive manner in order that the false documents be given full legal effect and that this
23 criminal activity not be discovered. This activity was discovered on or about December of
24 2010.

25 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
26 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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1 **COUNT 59**

2 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
3 **(AID & ABET)**
4 **Felony NRS 239.330**

5 On or about September 28, 2007, Defendant **TRAFFORD** did, in the County of Clark,
6 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
7 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
8 registered or recorded in a public office under the law of the State of Nevada, to wit:

9 On or about September 28, 2007, Defendant **TRAFFORD**, within Clark County, State
10 of Nevada, either directly or through an agent or employee, caused to be offered for filing, a
11 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
12 0003650 of Official Records with the Office of the County Recorder of Clark County, Nevada
13 dated September 28, 2007. Said document was forged in that it purported to be signed by
14 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
15 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
16 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
17 order that the false documents be given full legal effect and that this criminal activity not be
18 discovered. This activity was discovered on or about December of 2010

19 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
20 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

21 **COUNT 60**

22 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
23 **FELONY NRS 205.120**

24 On or about September 28, 2007, Defendant **TRAFFORD**, within the County of Clark,
25 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
26 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
27 falsely that the execution of the instrument was acknowledged by a party thereto or that the
28 execution thereof was proved, to wit:

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1 On or about September 28, 2007, Defendant **TRAFFORD** planned, directed, and
2 arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed
3 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
4 instrument, to forge and willfully certify falsely that the execution of this instrument was
5 acknowledged by his signature, on a document entitled NOTICE OF DEFAULT AND
6 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003650 of Official Records
7 filed in the Office of the County Recorder of Clark County, Nevada dated September 28,2007.
8 These actions were performed in a secretive manner in order that the false documents be
9 given full legal effect and that this criminal activity not be discovered. This activity was
10 discovered on or about December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 61**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about October 2, 2007, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about October 2, 2007, Defendant **TRAFFORD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
23 "LAWRENCE") , a notary public appointed by the Nevada Secretary of State, and authorized
24 to take proof or acknowledgment of an instrument, to forge and notarize his signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0003417 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated October 2, 2007 when Defendant **TRAFFORD** was not in Defendant's
28 presence and further never signed said document. These actions were performed in a
secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 62**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about October 2, 2007, Defendant **TRAFFORD** did, in the County of Clark, State
10 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about October 2, 2007, Defendant **TRAFFORD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0003417 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated October 2, 2007. Said document was forged in that it purported to be signed by
18 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
20 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 63**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about October 2, 2007, Defendant **TRAFFORD**, within the County of Clark, State
of Nevada, did then and there plan, direct, and arrange to have a person authorized to take

1 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about October 2, 2007, Defendant **TRAFFORD** planned, directed, and arranged
5 to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
6 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
7 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
8 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
9 UNDER DEED OF TRUST, Instrument No. 0003417 of Official Records filed in the Office of
10 the County Recorder of Clark County, Nevada dated October 2, 2007. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 64**

17
18 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
19 **(AID & ABET)**
20 **GROSS MISDEMEANOR NRS 240.155(2)**

21 On or about October 29, 2007, Defendant **TRAFFORD**, within Clark County, State of
22 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
23 when said person whose signature was being notarizing was not in the notary's presence, to
24 wit;

25 On or about October 29, 2007, Defendant **TRAFFORD** within Clark County, State of
26 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
27 "LAWRENCE") , a notary public appointed by the Nevada Secretary of State, and authorized
28 to take proof or acknowledgment of an instrument, to forge and notarize his signature on a
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.

1 0004106 of Official Records filed in the Office of the County Recorder of Clark County,
2 Nevada dated October 29, 2007, when Defendant **TRAFFORD** was not in Defendant's
3 presence and further never signed said document. These actions were performed in a
4 secretive manner in order that the false documents be given full legal effect and that this
5 criminal activity not be discovered. This activity was discovered on or about December of
6 2010.

7 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
8 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

9 **COUNT 65**

10 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
11 **(AID & ABET)**
12 **Felony NRS 239.330**

13 On or about October 29, 2007, Defendant **TRAFFORD** did, in the County of Clark,
14 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
15 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
16 registered or recorded in a public office under the law of the State of Nevada, to wit:

17 On or about October 29, 2007, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
19 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
20 0004106 of Official Records with the Office of the County Recorder of Clark County, Nevada
21 dated October 29, 2007. Said document was forged in that it purported to be signed by
22 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
23 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
24 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
25 order that the false documents be given full legal effect and that this criminal activity not be
26 discovered. This activity was discovered on or about December of 2010.

27 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
28 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 66

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about October 29, 2007, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about October 29, 2007, Defendant **TRAFFORD** planned, directed, and arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004106 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated October 29, 2007. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 67

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about November 2, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

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1 On or about November 2, 2007, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
3 "LAWRENCE") , a notary public appointed by the Nevada Secretary of State, and authorized
4 to take proof or acknowledgment of an instrument, to forge and notarize his signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003006 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated November 2, 2007, when Defendant **TRAFFORD** was not in Defendant's
8 presence and further never signed said document. These actions were performed in a
9 secretive manner in order that the false documents be given full legal effect and that this
10 criminal activity not be discovered. This activity was discovered on or about December of
11 2010.

12 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
13 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

14 **COUNT 68**
15 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
16 **(AID & ABET)**
17 **Felony NRS 239.330**

18 On or about November 2, 2007, Defendant **TRAFFORD** did, in the County of Clark,
19 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
20 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
21 registered or recorded in a public office under the law of the State of Nevada, to wit:

22 On or about November 2, 2007, Defendant **TRAFFORD** within Clark County, State of
23 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0003006 of Official Records with the Office of the County Recorder of Clark County, Nevada
26 dated November 2, 2007. Said document was forged in that it purported to be signed by
27 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
28 instrument, when in truth and in fact Defendant **TRAFFORD/SHEPPARD** did not sign said
instrument, as Defendant **TRAFFORD** well knew. These actions were performed in a

1 secretive manner in order that the false documents be given full legal effect and that this
2 criminal activity not be discovered. This activity was discovered on or about December of
3 2010.

4 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
5 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

6 **COUNT 69**

7 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
8 **FELONY NRS 205.120**

9 On or about November 2, 2007, Defendant **TRAFFORD**, within the County of Clark,
10 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
11 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
12 falsely that the execution of the instrument was acknowledged by a party thereto or that the
13 execution thereof was proved, to wit:

14 On or about November 2, 2007, Defendant **TRAFFORD** planned, directed, and
15 arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed
16 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
17 instrument, to forge and willfully certify falsely that the execution of this instrument was
18 acknowledged by his signature, on a document entitled NOTICE OF DEFAULT AND
19 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003006 of Official Records
20 filed in the Office of the County Recorder of Clark County, Nevada dated November 2, 2007.
21 These actions were performed in a secretive manner in order that the false documents be
22 given full legal effect and that this criminal activity not be discovered. This activity was
23 discovered on or about December of 2010.

24 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
25 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 70

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about December 21, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about December 21, 2007, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize his signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002416 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated December 21, 2007, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 71

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about December 21, 2007 Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

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1 On or about December 21, 2007, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0002416 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated December 21, 2007. Said document was forged in that it purported to be signed by
6 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
8 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 72**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about December 21, 2007, Defendant **TRAFFORD**, within the County of Clark,
17 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
18 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about December 21, 2007, Defendant **TRAFFORD** planned, directed, and
22 arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed
23 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
24 instrument, to forge and willfully certify falsely that the execution of this instrument was
25 acknowledged by his signature, on a document entitled NOTICE OF DEFAULT AND
26 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002416 of Official Records
27 filed in the Office of the County Recorder of Clark County, Nevada dated December 21, 2007.
28 These actions were performed in a secretive manner in order that the false documents be

1 given full legal effect and that this criminal activity not be discovered. This activity was
2 discovered on or about December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 73**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about January 10, 2008, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about January 10, 2008, Defendant **TRAFFORD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
15 "LAWRENCE") , a notary public appointed by the Nevada Secretary of State, and authorized
16 to take proof or acknowledgment of an instrument, to forge and notarize his signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003408 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated January 10, 2008, when Defendant **TRAFFORD** was not in Defendant's
20 presence and further never signed said document. These actions were performed in a
21 secretive manner in order that the false documents be given full legal effect and that this
22 criminal activity not be discovered. This activity was discovered on or about December of
23 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 74

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about January 10, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about January 10, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003408 of Official Records with the Office of the County Recorder of Clark County, Nevada dated January 10, 2008. Said document was forged in that it purported to be signed by Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 75

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about January 10, 2008, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

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1 On or about January 10, 2008, Defendant **TRAFFORD** planned, directed, and arranged
2 to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
3 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
4 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
5 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
6 UNDER DEED OF TRUST, Instrument No. 0003408 of Official Records filed in the Office of
7 the County Recorder of Clark County, Nevada dated January 10, 2008. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 76**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about January 31, 2008, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about January 31, 2008, Defendant **TRAFFORD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
23 "LAWRENCE") , a notary public appointed by the Nevada Secretary of State, and authorized
24 to take proof or acknowledgment of an instrument, to forge and notarize his signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0002435 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated January 31, 2008, when Defendant **TRAFFORD** was not in Defendant's
28 presence and further never signed said document. These actions were performed in a
secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 77**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about January 31, 2008, Defendant **TRAFFORD** did, in the County of Clark,
10 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
11 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
12 registered or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about January 31, 2008, Defendant **TRAFFORD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0002435 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated January 31, 2008. Said document was forged in that it purported to be signed by
18 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
20 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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1 **COUNT 78**

2 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
3 **FELONY NRS 205.120**

4 On or about January 31, 2008, Defendant **TRAFFORD**, within the County of Clark,
5 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
6 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
7 falsely that the execution of the instrument was acknowledged by a party thereto or that the
8 execution thereof was proved, to wit:

9 On or about January 31, 2008, Defendant **TRAFFORD** planned, directed, and arranged
10 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
11 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
12 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
13 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
14 UNDER DEED OF TRUST, Instrument No. 0002435 of Official Records filed in the Office of
15 the County Recorder of Clark County, Nevada dated January 31, 2008. These actions were
16 performed in a secretive manner in order that the false documents be given full legal effect
17 and that this criminal activity not be discovered. This activity was discovered on or about
18 December of 2010.

19 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
20 **INSTRUMENTS** a category D felony pursuant to **NRS 205.120**.

21 **COUNT 79**

22 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
23 **(AID & ABET)**
24 **GROSS MISDEMEANOR NRS 240.155(2)**

25 On or about February 1, 2008, Defendant **TRAFFORD**, within Clark County, State of
26 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
27 when said person whose signature was being notarizing was not in the notary's presence, to
28 wit;

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1 On or about February 1, 2008, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003090 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated February 1, 2008, when Defendant **TRAFFORD** was not in Defendant's
8 presence and further never signed said document. These actions were performed in a
9 secretive manner in order that the false documents be given full legal effect and that this
10 criminal activity not be discovered. This activity was discovered on or about December of
11 2010.

12 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
13 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

14 **COUNT 80**
15 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
16 **(AID & ABET)**
17 **Felony NRS 239.330**

18 On or about February 1, 2008, Defendant **TRAFFORD** did, in the County of Clark,
19 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
20 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
21 registered or recorded in a public office under the law of the State of Nevada, to wit:

22 On or about February 1, 2008, Defendant **TRAFFORD**, within Clark County, State of
23 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0003090 of Official Records with the Office of the County Recorder of Clark County, Nevada
26 dated February 1, 2008. Said document was forged in that it purported to be signed by
27 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
28 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 81**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about February 1, 2008, Defendant **TRAFFORD**, within the County of Clark, State
9 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
10 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about February 1, 2008, Defendant **TRAFFORD** planned, directed, and arranged
14 to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0003090 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated February 1, 2008. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 82

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about February 29, 2008 February 1, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about February 29, 2008, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize his signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003340 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated February 29, 2008, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 83

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about February 29, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about February 29, 2008, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0003340 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated February 29, 2008. Said document was forged in that it purported to be signed by
6 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
8 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 84**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about February 29, 2008, Defendant **TRAFFORD**, within the County of Clark,
17 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
18 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about February 29, 2008, Defendant **TRAFFORD** planned, directed, and
22 arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed
23 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
24 instrument, to forge and willfully certify falsely that the execution of this instrument was
25 acknowledged by his signature, on a document entitled NOTICE OF DEFAULT AND
26 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003340 of Official Records
27 filed in the Office of the County Recorder of Clark County, Nevada dated February 29, 2008.
28 These actions were performed in a secretive manner in order that the false documents be

1 given full legal effect and that this criminal activity not be discovered. This activity was
2 discovered on or about December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 85**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about March 20, 2008, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about March 20, 2008, Defendant **TRAFFORD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
15 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
16 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0002227 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated March 20, 2008, when Defendant **TRAFFORD** was not in Defendant's
20 presence and further never signed said document. These actions were performed in a
21 secretive manner in order that the false documents be given full legal effect and that this
22 criminal activity not be discovered. This activity was discovered on or about December of
23 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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1 **COUNT 86**

2 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
3 **(AID & ABET)**
4 **Felony NRS 239.330**

5 On or about March 20, 2008, Defendant **TRAFFORD** did, in the County of Clark, State
6 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
7 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
8 or recorded in a public office under the law of the State of Nevada, to wit:

9 On or about March 20, 2008, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
11 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
12 0002227 of Official Records with the Office of the County Recorder of Clark County, Nevada
13 dated March 20, 2008. Said document was forged in that it purported to be signed by
14 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
15 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
16 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
17 order that the false documents be given full legal effect and that this criminal activity not be
18 discovered. This activity was discovered on or about December of 2010

19 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
20 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

21 **COUNT 87**

22 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
23 **FELONY NRS 205.120**

24 On or about March 20, 2008, Defendant **TRAFFORD**, within the County of Clark, State
25 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
26 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
27 falsely that the execution of the instrument was acknowledged by a party thereto or that the
28 execution thereof was proved, to wit:

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1 On or about March 20, 2008, Defendant **TRAFFORD** planned, directed, and arranged
2 to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
3 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
4 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
5 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
6 UNDER DEED OF TRUST, Instrument No. 0002227 of Official Records filed in the Office of
7 the County Recorder of Clark County, Nevada dated March 20, 2008 . These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 88**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about April 15, 2008, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about April 15, 2008, Defendant **TRAFFORD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
23 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
24 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0002889 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated April 15, 2008, when Defendant **TRAFFORD** was not in Defendant's presence
28 and further never signed said document. These actions were performed in a secretive

1 manner in order that the false documents be given full legal effect and that this criminal
2 activity not be discovered. This activity was discovered on or about December of 2010

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 89**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about April 15, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of
10 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about April 15, 2008, Defendant **TRAFFORD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0002889 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated April 15, 2008. Said document was forged in that it purported to be signed by
18 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
20 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
24 **RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 90**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about April 15, 2008, Defendant **TRAFFORD**, within the County of Clark, State of
Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof

1 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
2 the execution of the instrument was acknowledged by a party thereto or that the execution
3 thereof was proved, to wit:

4 On or about April 15, 2008, Defendant **TRAFFORD** planned, directed, and arranged to
5 have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
6 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
7 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
8 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
9 UNDER DEED OF TRUST, Instrument No. 0002889 of Official Records filed in the Office of
10 the County Recorder of Clark County, Nevada dated April 15, 2008. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 91**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about April 23, 2008, Defendant **TRAFFORD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarizing was not in the notary's presence, to
23 wit;

24 On or about April 23, 2008, Defendant **TRAFFORD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
26 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
27 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
0004100 of Official Records filed in the Office of the County Recorder of Clark County,

1 Nevada dated April 23, 2008, when Defendant **TRAFFORD** was not in Defendant's presence
2 and further never signed said document. These actions were performed in a secretive
3 manner in order that the false documents be given full legal effect and that this criminal
4 activity not be discovered. This activity was discovered on or about December of 2010

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 92**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about April 23, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of
12 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about April 23, 2008, Defendant **TRAFFORD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0004100 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated April 23, 2008. Said document was forged in that it purported to be signed by
20 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
22 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
26 **RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 93

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about April 23, 2008, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about April 23, 2008, Defendant **TRAFFORD** planned, directed, and arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004100 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April 23, 2008 . These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120

COUNT 94

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about May 30, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about May 30, 2008, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter

1 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
2 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0003596 of Official Records filed in the Office of the County Recorder of Clark County,
5 Nevada dated May 30, 2008, when Defendant **TRAFFORD** was not in Defendant's presence
6 and further never signed said document. These actions were performed in a secretive
7 manner in order that the false documents be given full legal effect and that this criminal
8 activity not be discovered. This activity was discovered on or about December of 2010

9 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
10 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

11 **COUNT 95**

12 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
13 **(AID & ABET)**
14 **Felony NRS 239.330**

15 On or about May 30, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of
16 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
17 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
18 or recorded in a public office under the law of the State of Nevada, to wit:

19 On or about May 30, 2008, Defendant **TRAFFORD**, within Clark County, State of
20 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
21 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
22 0003596 of Official Records with the Office of the County Recorder of Clark County, Nevada
23 dated May 30, 2008. Said document was forged in that it purported to be signed by
24 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
25 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
26 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
27 order that the false documents be given full legal effect and that this criminal activity not be
28 discovered. This activity was discovered on or about December of 2010.

1 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
2 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

3 **COUNT 96**

4 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
5 **FELONY NRS 205.120**

6 On or about May 30, 2008, Defendant **TRAFFORD**, within the County of Clark, State of
7 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
8 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
9 the execution of the instrument was acknowledged by a party thereto or that the execution
10 thereof was proved, to wit:

11 On or about May 30, 2008, Defendant **TRAFFORD** planned, directed, and arranged to
12 have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
13 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
14 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
15 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
16 UNDER DEED OF TRUST, Instrument No. 0003596 of Official Records filed in the Office of
17 the County Recorder of Clark County, Nevada dated May 30, 2008. These actions were
18 performed in a secretive manner in order that the false documents be given full legal effect
19 and that this criminal activity not be discovered. This activity was discovered on or about
20 December of 2010.

21 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
22 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

23 **COUNT 97**

24 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
25 **(AID & ABET)**
26 **GROSS MISDEMEANOR NRS 240.155(2)**

27 On or about June 3, 2008, Defendant **TRAFFORD**, within Clark County, State of
28 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
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1 when said person whose signature was being notarizing was not in the notary's presence, to
2 wit;

3 On or about June 3, 2008, Defendant **TRAFFORD** within Clark County, State of
4 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
5 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
6 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
7 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
8 0003423 of Official Records filed in the Office of the County Recorder of Clark County,
9 Nevada dated June 3, 2008, when Defendant **TRAFFORD** was not in Defendant's presence
10 and further never signed said document. These actions were performed in a secretive
11 manner in order that the false documents be given full legal effect and that this criminal
12 activity not be discovered. This activity was discovered on or about December of 2010

13 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
14 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

15 **COUNT 98**

16 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
17 **(AID & ABET)**
18 **Felony NRS 239.330**

19 On or about June 3, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of
20 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
21 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
22 or recorded in a public office under the law of the State of Nevada, to wit:

23 On or about June 3, 2008, Defendant **TRAFFORD**, within Clark County, State of
24 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0003423 of Official Records with the Office of the County Recorder of Clark County, Nevada
27 dated June 3, 2008. Said document was forged in that it purported to be signed by Defendant
28 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant

1 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
2 false documents be given full legal effect and that this criminal activity not be discovered.

3 This activity was discovered on or about December of 2010.

4 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
5 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

6 **COUNT 99**

7 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
8 **FELONY NRS 205.120**

9 On or about June 3, 2008, Defendant **TRAFFORD**, within the County of Clark, State of
10 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
11 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
12 the execution of the instrument was acknowledged by a party thereto or that the execution
13 thereof was proved, to wit:

14 On or about June 3, 2008, Defendant **TRAFFORD** planned, directed, and arranged to
15 have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
16 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
17 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
18 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
19 UNDER DEED OF TRUST, Instrument No. 0003423 of Official Records filed in the Office of
20 the County Recorder of Clark County, Nevada dated June 3, 2008 . These actions were
21 performed in a secretive manner in order that the false documents be given full legal effect
22 and that this criminal activity not be discovered. This activity was discovered on or about
23 December of 2010.

24 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a
25 category D felony pursuant to NRS 205.120.

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1 **COUNT 100**

2 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
3 **(AID & ABET)**
4 **GROSS MISDEMEANOR NRS 240.155(2)**

5 On or about July 28, 2008, Defendant **TRAFFORD**, within Clark County, State of
6 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
7 when said person whose signature was being notarizing was not in the notary's presence, to
8 wit;

9 On or about July 28, 2008, Defendant **TRAFFORD** within Clark County, State of
10 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
11 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
12 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
13 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
14 0001968 of Official Records filed in the Office of the County Recorder of Clark County,
15 Nevada dated July 28, 2008 when Defendant **TRAFFORD** was not in Defendant's presence
16 and further never signed said document. These actions were performed in a secretive
17 manner in order that the false documents be given full legal effect and that this criminal
18 activity not be discovered. This activity was discovered on or about December of 2010.

19 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
20 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

21 **COUNT 101**

22 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
23 **(AID & ABET)**
24 **Felony NRS 239.330**

25 On or about July 28, 2008 Defendant **TRAFFORD** did, in the County of Clark, State of
26 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
27 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
28 or recorded in a public office under the law of the State of Nevada, to wit:

29 On or about July 28, 2008, Defendant **TRAFFORD**, within Clark County, State of
30 Nevada, either directly or through an agent or employee, caused to be offered for filing, a

1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0001968 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated July 28, 2008. Said document was forged in that it purported to be signed by Defendant
4 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
5 truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant
6 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
7 false documents be given full legal effect and that this criminal activity not be discovered.
8 This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 102**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about July 28, 2008, Defendant **TRAFFORD**, within the County of Clark, State of
15 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
16 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
17 the execution of the instrument was acknowledged by a party thereto or that the execution
18 thereof was proved, to wit:

19 On or about July 28, 2008, Defendant **TRAFFORD** planned, directed, and arranged to
20 have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
21 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
22 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
23 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
24 UNDER DEED OF TRUST, Instrument No. 0001968 of Official Records filed in the Office of
25 the County Recorder of Clark County, Nevada dated July 28, 2008 . These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 103**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about August 12, 2008, Defendant **TRAFFORD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarizing was not in the notary's presence, to
10 wit;

11 On or about August 12, 2008, Defendant **TRAFFORD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
13 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
14 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0003668 of Official Records filed in the Office of the County Recorder of Clark County,
17 Nevada dated August 12, 2008, when Defendant **TRAFFORD** was not in Defendant's
18 presence and further never signed said document. These actions were performed in a
19 secretive manner in order that the false documents be given full legal effect and that this
20 criminal activity not be discovered. This activity was discovered on or about December of
21 2010.

22 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
23 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

24 **COUNT 104**

25 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
26 **(AID & ABET)**
27 **Felony NRS 239.330**

28 On or about August 12, 2008, Defendant **TRAFFORD** did, in the County of Clark, State
of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about August 12, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada,
4 either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003668 of
6 Official Records with the Office of the County Recorder of Clark County, Nevada dated August
7 12, 2008. Said document was forged in that it purported to be signed by Defendant
8 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
9 truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant
10 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
11 false documents be given full legal effect and that this criminal activity not be discovered.
12 This activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
14 **RECORDING**, a violation of NRS 239.330, a category C felony.

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16 **COUNT 105**

17 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
18 **FELONY NRS 205.120**

19 On or about August 12, 2008, Defendant **TRAFFORD**, within the County of Clark, State
20 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
21 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
22 falsely that the execution of the instrument was acknowledged by a party thereto or that the
23 execution thereof was proved, to wit:

24 On or about August 12, 2008, Defendant **TRAFFORD** planned, directed, and arranged
25 to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
26 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
27 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
28 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
-- UNDER DEED OF TRUST, Instrument No. 0003668 of Official Records filed in the Office of

1 the County Recorder of Clark County, Nevada dated August 12, 2008. These actions were
2 performed in a secretive manner in order that the false documents be given full legal effect
3 and that this criminal activity not be discovered. This activity was discovered on or about
4 December of 2010.

5 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
6 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

7 **COUNT 106**

8 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
9 **(AID & ABET)**
10 **GROSS MISDEMEANOR NRS 240.155(2)**

11 On or about August 27, 2008, Defendant **TRAFFORD**, within Clark County, State of
12 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
13 when said person whose signature was being notarizing was not in the notary's presence, to
14 wit;

15 On or about August 27, 2008, Defendant **TRAFFORD** within Clark County, State of
16 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
17 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
18 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
19 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
20 0002879 of Official Records filed in the Office of the County Recorder of Clark County,
21 Nevada dated August 27, 2008, when Defendant **TRAFFORD** was not in Defendant's
22 presence and further never signed said document. These actions were performed in a
23 secretive manner in order that the false documents be given full legal effect and that this
24 criminal activity not be discovered. This activity was discovered on or about December of
25 2010.

26 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
27 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 107

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

On or about August 27, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about August 27, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002879 of Official Records with the Office of the County Recorder of Clark County, Nevada dated August 27, 2008. Said document was forged in that it purported to be signed by Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered.

This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 108

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

On or about August 27, 2008, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

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1 On or about August 27, 2008, Defendant **TRAFFORD** planned, directed, and arranged
2 to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
3 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
4 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
5 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
6 UNDER DEED OF TRUST, Instrument No. 0002879 of Official Records filed in the Office of
7 the County Recorder of Clark County, Nevada dated August 27, 2008. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 109**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about September 9, 2008, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about September 9, 2008, Defendant **TRAFFORD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
23 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
24 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0002876 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated September 9, 2008, when Defendant **TRAFFORD** was not in Defendant's
28 presence and further never signed said document. These actions were performed in a
secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a Gross misdemeanor.

5 **COUNT 110**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about September 9, 2008, Defendant **TRAFFORD** did, in the County of Clark,
10 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
11 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
12 registered or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about September 9, 2008, Defendant **TRAFFORD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0002876 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated September 9, 2008. Said document was forged in that it purported to be signed by
18 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
20 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 111**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about September 9, 2008, Defendant **TRAFFORD**, within the County of Clark,
State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
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1 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about September 9, 2008, Defendant **TRAFFORD** planned, directed, and
5 arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed
6 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
7 instrument, to forge and willfully certify falsely that the execution of this instrument was
8 acknowledged by his signature, on a document entitled NOTICE OF DEFAULT AND
9 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002876 of Official Records
10 filed in the Office of the County Recorder of Clark County, Nevada dated September 9, 2008 .
11 These actions were performed in a secretive manner in order that the false documents be
12 given full legal effect and that this criminal activity not be discovered. This activity was
13 discovered on or about December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 112**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about September 12, 2008, Defendant **TRAFFORD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarizing was not in the notary's presence, to
23 wit;

24 On or about September 12, 2008, Defendant **TRAFFORD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
26 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
27 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
0003598 of Official Records filed in the Office of the County Recorder of Clark County,

1 Nevada dated September 12, 2008, when Defendant **TRAFFORD** was not in Defendant's
2 presence and further never signed said document. These actions were performed in a
3 secretive manner in order that the false documents be given full legal effect and that this
4 criminal activity not be discovered. This activity was discovered on or about December of
5 2010.

6 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
7 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

8 **COUNT 113**

9 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
10 **(AID & ABET)**
11 **Felony NRS 239.330**

12 On or about September 12, 2008, Defendant **TRAFFORD** did, in the County of Clark,
13 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
14 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
15 registered or recorded in a public office under the law of the State of Nevada, to wit:

16 On or about September 12, 2008, Defendant **TRAFFORD**, within Clark County, State
17 of Nevada, either directly or through an agent or employee, caused to be offered for filing, a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0003598 of Official Records with the Office of the County Recorder of Clark County, Nevada
20 dated September 12, 2008. Said document was forged in that it purported to be signed by
21 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
22 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
23 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
24 order that the false documents be given full legal effect and that this criminal activity not be
25 discovered. This activity was discovered on or about December of 2010

26 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
27 **RECORDING**, a violation of NRS 239.330, a category C felony.

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1 **COUNT 114**

2 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
3 **FELONY NRS 205.120**

4 On or about September 12, 2008, Defendant **TRAFFORD**, within the County of Clark,
5 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
6 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
7 falsely that the execution of the instrument was acknowledged by a party thereto or that the
8 execution thereof was proved, to wit:

9 On or about September 12, 2008, Defendant **TRAFFORD** planned, directed, and
10 arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed
11 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
12 instrument, to forge and willfully certify falsely that the execution of this instrument was
13 acknowledged by his signature, on a document entitled NOTICE OF DEFAULT AND
14 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003598 of Official Records
15 filed in the Office of the County Recorder of Clark County, Nevada dated September 12, 2008.
16 These actions were performed in a secretive manner in order that the false documents be
17 given full legal effect and that this criminal activity not be discovered. This activity was
18 discovered on or about December of 2010.

19 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
20 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

21 **COUNT 115**

22 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
23 **(AID & ABET)**
24 **GROSS MISDEMEANOR NRS 240.155(2)**

25 On or about October 2, 2008, Defendant **TRAFFORD**, within Clark County, State of
26 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
27 when said person whose signature was being notarizing was not in the notary's presence, to
28 wit;

1 On or about October 2, 2008, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003192 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated October 2, 2008, when Defendant **TRAFFORD** was not in Defendant's
8 presence and further never signed said document. These actions were performed in a
9 secretive manner in order that the false documents be given full legal effect and that this
10 criminal activity not be discovered. This activity was discovered on or about December of
11 2010.

12 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
13 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

14 **COUNT 116**

15 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

16 **(AID & ABET)**

17 **Felony NRS 239.330**

18 On or about October 2, 2008, Defendant **TRAFFORD** did, in the County of Clark, State
19 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
20 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
21 or recorded in a public office under the law of the State of Nevada, to wit:

22 On or about October 2, 2008, Defendant **TRAFFORD**, within Clark County, State of
23 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0003192 of Official Records with the Office of the County Recorder of Clark County, Nevada
26 dated October 2, 2008. Said document was forged in that it purported to be signed by
27 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
28 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 117**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about October 2, 2008, Defendant **TRAFFORD**, within the County of Clark, State
9 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
10 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about October 2, 2008, Defendant **TRAFFORD** planned, directed, and arranged
14 to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0003192 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated October 2, 2008. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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1 COUNT 118

2 NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
3 (AID & ABET)
4 **GROSS MISDEMEANOR NRS 240.155(2)**

5 On or about October 17, 2008, Defendant **TRAFFORD**, within Clark County, State of
6 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
7 when said person whose signature was being notarizing was not in the notary's presence, to
8 wit;

9 On or about October 17, 2008, Defendant **TRAFFORD** within Clark County, State of
10 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
11 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
12 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
13 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
14 0003299 of Official Records filed in the Office of the County Recorder of Clark County,
15 Nevada dated October 17, 2008, when Defendant **TRAFFORD** was not in Defendant's
16 presence and further never signed said document. These actions were performed in a
17 secretive manner in order that the false documents be given full legal effect and that this
18 criminal activity not be discovered. This activity was discovered on or about December of
19 2010.

20 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
21 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

22 COUNT 119

23 OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
24 (AID & ABET)
25 **Felony NRS 239.330**

26 On or about October 17, 2008, Defendant **TRAFFORD** did, in the County of Clark,
27 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
28 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
-- registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about October 17, 2008, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0003299 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated October 17, 2008. Said document was forged in that it purported to be signed by
6 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
8 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010
11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
12 **RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 120**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about October 17, 2008, Defendant **TRAFFORD**, within the County of Clark,
17 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
18 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about October 17, 2008, Defendant **TRAFFORD** planned, directed, and arranged
22 to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
23 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
24 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
25 his signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
26 UNDER DEED OF TRUST, Instrument No. 0003299 of Official Records filed in the Office of
27 the County Recorder of Clark County, Nevada dated October 17, 2008. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120

5 **COUNT 121**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about October 6, 2006, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about October 6, 2006, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
15 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
16 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0004006 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated October 6, 2006, when Defendant **SHEPPARD** was not in Defendant's
20 presence and further never signed said document. These actions were performed in a
21 secretive manner in order that the false documents be given full legal effect and that this
22 criminal activity not be discovered. This activity was discovered on or about December of
23 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 122

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

On or about October 6, 2006, Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about October 6, 2006, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004006 of Official Records with the Office of the County Recorder of Clark County, Nevada dated October 6, 2006. Said document was forged in that it purported to be signed by Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 123

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

On or about October 6, 2006, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

1 On or about October 6, 2006, Defendant **SHEPPARD** planned, directed, and arranged
2 to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
3 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
4 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
5 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
6 UNDER DEED OF TRUST, Instrument No. 0004006 of Official Records filed in the Office of
7 the County Recorder of Clark County, Nevada dated October 6, 2006. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 124**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about December 29, 2005, Defendant **SHEPPARD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about December 29, 2005, Defendant **SHEPPARD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
23 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
24 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0003838 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated December 29, 2005, when Defendant **SHEPPARD** was not in Defendant's
28 presence and further never signed said document. These actions were performed in a
secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 125**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about December 29, 2005, Defendant **SHEPPARD** did, in the County of Clark,
10 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
11 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
12 registered or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about December 29, 2005, Defendant **SHEPPARD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0003838 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated December 29, 2005. Said document was forged in that it purported to be signed by
18 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
20 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 126**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about December 29, 2005, Defendant **SHEPPARD**, within the County of Clark,
-- State of Nevada, did then and there plan, direct, and arrange to have a person authorized to

1 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about December 29, 2005, Defendant **SHEPPARD** planned, directed, and
5 arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed
6 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
7 instrument, to forge and willfully certify falsely that the execution of this instrument was
8 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
9 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003838 of Official Records
10 filed in the Office of the County Recorder of Clark County, Nevada dated December 29, 2005.
11 These actions were performed in a secretive manner in order that the false documents be
12 given full legal effect and that this criminal activity not be discovered. This activity was
13 discovered on or about December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 127**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about January 9, 2006, Defendant **SHEPPARD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarizing was not in the notary's presence, to
23 wit;

24 On or about January 9, 2006, Defendant **SHEPPARD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
26 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
27 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
0004191 of Official Records filed in the Office of the County Recorder of Clark County,

1 Nevada dated January 9, 2006, when Defendant **SHEPPARD** was not in Defendant's
2 presence and further never signed said document. These actions were performed in a
3 secretive manner in order that the false documents be given full legal effect and that this
4 criminal activity not be discovered. This activity was discovered on or about December of
5 2010.

6 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
7 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

8 **COUNT 128**

9 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
10 **(AID & ABET)**
11 **Felony NRS 239.330**

12 On or about January 9, 2006, Defendant **SHEPPARD** did, in the County of Clark, State
13 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
14 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
15 or recorded in a public office under the law of the State of Nevada, to wit:

16 On or about January 9, 2006, Defendant **SHEPPARD**, within Clark County, State of
17 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0004191 of Official Records with the Office of the County Recorder of Clark County, Nevada
20 dated January 9, 2006. Said document was forged in that it purported to be signed by
21 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
22 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
23 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
24 order that the false documents be given full legal effect and that this criminal activity not be
25 discovered. This activity was discovered on or about December of 2010.

26 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
27 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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1 **COUNT 129**

2 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
3 **FELONY NRS 205.120**

4 On or about January 9, 2006, Defendant **SHEPPARD**, within the County of Clark, State
5 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
6 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
7 falsely that the execution of the instrument was acknowledged by a party thereto or that the
8 execution thereof was proved, to wit:

9 On or about January 9, 2006, Defendant **SHEPPARD** planned, directed, and arranged
10 to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
11 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
12 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
13 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
14 UNDER DEED OF TRUST, Instrument No. 0004191 of Official Records filed in the Office of
15 the County Recorder of Clark County, Nevada dated January 9, 2006. These actions were
16 performed in a secretive manner in order that the false documents be given full legal effect
17 and that this criminal activity not be discovered. This activity was discovered on or about
18 December of 2010.

19 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
20 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

21 **COUNT 130**

22 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
23 **(AID & ABET)**
24 **GROSS MISDEMEANOR NRS 240.155(2)**

25 On or about January 26, 2006, Defendant **SHEPPARD**, within Clark County, State of
26 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
27 when said person whose signature was being notarizing was not in the notary's presence, to
28 wit;

1 On or about January 26, 2006, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003396 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated January 26, 2006, when Defendant **SHEPPARD** was not in Defendant's
8 presence and further never signed said document. These actions were performed in a
9 secretive manner in order that the false documents be given full legal effect and that this
10 criminal activity not be discovered. This activity was discovered on or about December of
11 2010.

12 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
13 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

14 **COUNT 131**

15 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

16 **(AID & ABET)**

17 **Felony NRS 239.330**

18 On or about January 26, 2006, Defendant **SHEPPARD** did, in the County of Clark,
19 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
20 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
21 registered or recorded in a public office under the law of the State of Nevada, to wit:

22 On or about January 26, 2006, Defendant **SHEPPARD** within Clark County, State of
23 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0003396 of Official Records with the Office of the County Recorder of Clark County, Nevada
26 dated January 26, 2006. Said document was forged in that it purported to be signed by
27 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
28 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010
3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
4 **RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 132**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about January 26, 2006, Defendant **SHEPPARD**, within the County of Clark,
9 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
10 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about January 26, 2006, Defendant **SHEPPARD** planned, directed, and arranged
14 to have TRACY LAWRENCE, (hereinafter "LAWRENCE") , a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0003396 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated January 26, 2006. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 133

**NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)**
GROSS MISDEMEANOR NRS 240.155(2)

On or about May 15, 2006, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about May 15, 2006, Defendant **TRAFFORD**, within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004069 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May 15, 2006, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross Misdemeanor.

COUNT 134

**OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)**
Felony NRS 239.330

On or about May 15, 2006, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about May 15, 2006, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0004069 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated May 15, 2006. Said document was forged in that it purported to be signed by
6 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
8 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 135**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about May 15, 2006, Defendant **TRAFFORD**, within the County of Clark, State of
17 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
18 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
19 the execution of the instrument was acknowledged by a party thereto or that the execution
20 thereof was proved, to wit:

21 On or about , May 15, 2006, Defendant **TRAFFORD** planned, directed, and arranged to
22 have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
23 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
24 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
25 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
26 UNDER DEED OF TRUST, Instrument No. 0004069 of Official Records filed in the Office of
27 the County Recorder of Clark County, Nevada dated May 15, 2006. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 136**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about June 1, 2006, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about June 1, 2006, Defendant **TRAFFORD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
15 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
16 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0004484 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated June 1, 2006, when Defendant **TRAFFORD** was not in Defendant's presence
20 and further never signed said document. These actions were performed in a secretive
21 manner in order that the false documents be given full legal effect and that this criminal
22 activity not be discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross Misdemeanor.

25 **COUNT 137**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

29 On or about June 1, 2006, Defendant **TRAFFORD** did, in the County of Clark, State of
30 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about June 1, 2006, Defendant **TRAFFORD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0004484 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated June 1, 2006. Said document was forged in that it purported to be signed by Defendant
8 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
9 truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant
10 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
11 false documents be given full legal effect and that this criminal activity not be discovered. This
12 activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 138**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about June 1, 2006, Defendant **TRAFFORD**, within the County of Clark, State of
19 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
20 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
21 the execution of the instrument was acknowledged by a party thereto or that the execution
22 thereof was proved, to wit:

23 On or about June 1, 2006, Defendant **TRAFFORD** planned, directed, and arranged to
24 have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
25 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
26 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
27 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
28 UNDER DEED OF TRUST, Instrument No. 0004484 of Official Records filed in the Office of
-- the County Recorder of Clark County, Nevada dated June 1, 2006. These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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7 **COUNT 139**

8 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
9 **(AID & ABET)**
10 **GROSS MISDEMEANOR NRS 240.155(2)**

11 On or about June 20, 2006, Defendant **TRAFFORD**, within Clark County, State of
12 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
13 when said person whose signature was being notarizing was not in the notary's presence, to
14 wit;

15 On or about June 20, 2006, Defendant **TRAFFORD** within Clark County, State of
16 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
17 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
18 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
19 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
20 0004955 of Official Records filed in the Office of the County Recorder of Clark County,
21 Nevada dated June 20, 2006 when Defendant **TRAFFORD** was not in Defendant's presence
22 and further never signed said document. These actions were performed in a secretive
23 manner in order that the false documents be given full legal effect and that this criminal
24 activity not be discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
26 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross Misdemeanor.

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COUNT 140

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

On or about June 20, 2006 DEFENDANT **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about June 20, 2006, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004955 of Official Records with the Office of the County Recorder of Clark County, Nevada dated June 20, 2006. Said document was forged in that it purported to be signed by Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 141

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

On or about June 20, 2006, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

1 On or about June 20, 2006, Defendant **TRAFFORD** planned, directed, and arranged to
2 have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
3 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
4 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
5 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
6 UNDER DEED OF TRUST, Instrument No. 0004955 of Official Records filed in the Office of
7 the County Recorder of Clark County, Nevada dated June 20, 2006. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 142**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about September 1, 2006, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about September 1, 2006, Defendant **TRAFFORD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
23 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
24 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0005675 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated September 1, 2006, when Defendant **TRAFFORD** was not in Defendant's
28 presence and further never signed said document. These actions were performed in a
secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross Misdemeanor.

5 **COUNT 143**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

7 **(AID & ABET)**

8 **Felony NRS 239.330**

9 On or about September 1, 2006, Defendant **TRAFFORD** did, in the County of Clark,
10 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
11 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
12 registered or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about September 1, 2006, Defendant **TRAFFORD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0005675 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated September 1, 2006. Said document was forged in that it purported to be signed by
18 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
20 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 144**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**

27 **FELONY NRS 205.120**

28 On or about September 1, 2006, Defendant **TRAFFORD**, within the County of Clark,
State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
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1 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about September 1, 2006, Defendant **TRAFFORD** planned, directed, and
5 arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed
6 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
7 instrument, to forge and willfully certify falsely that the execution of this instrument was
8 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
9 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0005675 of Official Records
10 filed in the Office of the County Recorder of Clark County, Nevada dated September 1, 2006.
11 These actions were performed in a secretive manner in order that the false documents be
12 given full legal effect and that this criminal activity not be discovered. This activity was
13 discovered on or about December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 145**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about November 2, 2006, Defendant **TRAFFORD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarizing was not in the notary's presence, to
23 wit;

24 On or about November 2, 2006, Defendant **TRAFFORD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
26 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
27 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
0002981 of Official Records filed in the Office of the County Recorder of Clark County,

1 Nevada dated November 2, 2006, when Defendant **TRAFFORD** was not in Defendant's
2 presence and further never signed said document. These actions were performed in a
3 secretive manner in order that the false documents be given full legal effect and that this
4 criminal activity not be discovered. This activity was discovered on or about December of
5 2010.

6 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
7 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross Misdemeanor.

8 **COUNT 146**

9 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

10 **(AID & ABET)**

11 **Felony NRS 239.330**

12 On or about November 2, 2006, Defendant **TRAFFORD** did, in the County of Clark,
13 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
14 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
15 registered or recorded in a public office under the law of the State of Nevada, to wit:

16 On or about November 2, 2006, Defendant **TRAFFORD**, within Clark County, State of
17 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0002981 of Official Records with the Office of the County Recorder of Clark County, Nevada
20 dated November 2, 2006. Said document was forged in that it purported to be signed by
21 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
22 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
23 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
24 order that the false documents be given full legal effect and that this criminal activity not be
25 discovered. This activity was discovered on or about December of 2010.

26 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
27 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 147

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about November 2, 2006, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about November 2, 2006, Defendant **TRAFFORD** planned, directed, and arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002981 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated November 2, 2006. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 148

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about May 23, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

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1 On or about May 23, 2007, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0002791 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated May 23, 2007, when Defendant **TRAFFORD** was not in Defendant's presence
8 and further never signed said document. These actions were performed in a secretive
9 manner in order that the false documents be given full legal effect and that this criminal
10 activity not be discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 149**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

15 **(AID & ABET)**

16 **Felony NRS 239.330**

17 On or about May 23, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of
18 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about May 23, 2007, Defendant **TRAFFORD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0002791 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated May 23, 2007. Said document was forged in that it purported to be signed by
26 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
27 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
28 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 150**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about May 23, 2007, Defendant **TRAFFORD**, within the County of Clark, State of
9 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
10 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
11 the execution of the instrument was acknowledged by a party thereto or that the execution
12 thereof was proved, to wit:

13 On or about May 23, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
14 have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0002791 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated May 23, 2007. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 151

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about August 14, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about August 14, 2007, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003468 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated August 14, 2007, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 152

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about August 14, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about August 14, 2007, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0003468 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated August 14, 2007. Said document was forged in that it purported to be signed by
6 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
8 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13
14 **COUNT 153**

15 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
16 **FELONY NRS 205.120**

17 On or about August 14, 2007, Defendant **TRAFFORD**, within the County of Clark, State
18 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
19 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
20 falsely that the execution of the instrument was acknowledged by a party thereto or that the
21 execution thereof was proved, to wit:

22 On or about August 14, 2007, Defendant **TRAFFORD** planned, directed, and arranged to have
23 TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the Nevada
24 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
25 and willfully certify falsely that the execution of this instrument was acknowledged by her
26 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
27 DEED OF TRUST, Instrument No. 0003468 of Official Records filed in the Office of the
28 County Recorder of Clark County, Nevada dated August 14, 2007. These actions were
performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 154**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about September 6, 2007, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about September 6, 2007, Defendant **TRAFFORD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
15 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
16 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0002816 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated September 6, 2007, when Defendant **TRAFFORD** was not in Defendant's
20 presence and further never signed said document. These actions were performed in a
21 secretive manner in order that the false documents be given full legal effect and that this
22 criminal activity not be discovered. This activity was discovered on or about December of
23 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 155

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

On or about September 6, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about September 6, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002816 of Official Records with the Office of the County Recorder of Clark County, Nevada dated September 6, 2007. Said document was forged in that it purported to be signed by Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 156

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

On or about September 6, 2007, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

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1 On or about September 6, 2007, Defendant **TRAFFORD** planned, directed, and
2 arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed
3 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
4 instrument, to forge and willfully certify falsely that the execution of this instrument was
5 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
6 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002816 of Official Records
7 filed in the Office of the County Recorder of Clark County, Nevada dated September 6, 2007.
8 These actions were performed in a secretive manner in order that the false documents be
9 given full legal effect and that this criminal activity not be discovered. This activity was
10 discovered on or about December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT157**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about October 15, 2007, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about October 15, 2007, Defendant **TRAFFORD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
23 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
24 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0002596 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated October 15, 2007 when Defendant **TRAFFORD** was not in Defendant's
28 presence and further never signed said document. These actions were performed in a
secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 158**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about October 15, 2007, Defendant **TRAFFORD** did, in the County of Clark,
10 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
11 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
12 registered or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about October 15, 2007, Defendant **TRAFFORD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0002596 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated October 15, 2007. Said document was forged in that it purported to be signed by
18 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
20 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 159**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about October 15, 2007, Defendant **TRAFFORD**, within the County of Clark,
State of Nevada, did then and there plan, direct, and arrange to have a person authorized to

1 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about October 15, 2007, Defendant **TRAFFORD** planned, directed, and arranged
5 to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
6 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
7 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
8 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
9 UNDER DEED OF TRUST, Instrument No. 0002596 of Official Records filed in the Office of
10 the County Recorder of Clark County, Nevada dated October 15, 2007. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 160**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about October 22, 2007, Defendant **TRAFFORD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarizing was not in the notary's presence, to
23 wit;

24 On or about October 22, 2007, Defendant **TRAFFORD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
26 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
27 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
0003024 of Official Records filed in the Office of the County Recorder of Clark County,

1 Nevada dated October 22, 2007, when Defendant **TRAFFORD** was not in Defendant's
2 presence and further never signed said document. These actions were performed in a
3 secretive manner in order that the false documents be given full legal effect and that this
4 criminal activity not be discovered. This activity was discovered on or about December of
5 2010.

6 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
7 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

8 **COUNT 161**

9 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
10 **(AID & ABET)**
11 **Felony NRS 239.330**

12 On or about October 22, 2007, Defendant **TRAFFORD** did, in the County of Clark,
13 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
14 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
15 registered or recorded in a public office under the law of the State of Nevada, to wit:

16 On or about October 22, 2007, Defendant **TRAFFORD**, within Clark County, State of
17 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0003024 of Official Records with the Office of the County Recorder of Clark County, Nevada
20 dated October 22, 2007. Said document was forged in that it purported to be signed by
21 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
22 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
23 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
24 order that the false documents be given full legal effect and that this criminal activity not be
25 discovered. This activity was discovered on or about December of 2010.

26 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
27 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 162

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about October 22, 2007, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about October 22, 2007, Defendant **TRAFFORD** planned, directed, and arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003024 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated October 22, 2007. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 163

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about November 7, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

1 On or about November 7, 2007, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0002705 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated November 7, 2007, when Defendant **TRAFFORD** was not in Defendant's
8 presence and further never signed said document. These actions were performed in a
9 secretive manner in order that the false documents be given full legal effect and that this
10 criminal activity not be discovered. This activity was discovered on or about December of
11 2010.

12 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
13 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

14 **COUNT 164**

15 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

16 **(AID & ABET)**

17 **Felony NRS 239.330**

18 On or about November 7, 2007, Defendant **TRAFFORD** did, in the County of Clark,
19 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
20 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
21 registered or recorded in a public office under the law of the State of Nevada, to wit:

22 On or about November 7, 2007, Defendant **TRAFFORD**, within Clark County, State of
23 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0002705 of Official Records with the Office of the County Recorder of Clark County, Nevada
26 dated November 7, 2007. Said document was forged in that it purported to be signed by
27 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
28 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 165**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about November 7, 2007, Defendant **TRAFFORD**, within the County of Clark,
9 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
10 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about November 7, 2007, Defendant **TRAFFORD** planned, directed, and arranged
14 to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0002705 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated November 7, 2007. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

25 **COUNT 166**

26 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
27 **(AID & ABET)**
28 **GROSS MISDEMEANOR NRS 240.155(2)**

1 On or about November 28, 2007, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
3 when said person whose signature was being notarizing was not in the notary's presence, to
4 wit;

5 On or about November 28, 2007, Defendant **TRAFFORD** within Clark County, State of
6 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
7 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
8 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
9 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
10 0003593 of Official Records filed in the Office of the County Recorder of Clark County,
11 Nevada dated November 28, 2007, when Defendant **TRAFFORD** was not in Defendant's
12 presence and further never signed said document. These actions were performed in a
13 secretive manner in order that the false documents be given full legal effect and that this
14 criminal activity not be discovered. This activity was discovered on or about December of
15 2010.

16 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
17 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

18 **COUNT 167**

19 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
20 **(AID & ABET)**
21 **Felony NRS 239.330**

22 On or about November 28, 2007, Defendant **TRAFFORD** did, in the County of Clark,
23 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
24 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
25 registered or recorded in a public office under the law of the State of Nevada, to wit:

26 On or about November 28, 2007, Defendant **TRAFFORD**, within Clark County, State of
27 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
-- 0003593 of Official Records with the Office of the County Recorder of Clark County, Nevada

1 dated November 28, 2007. Said document was forged in that it purported to be signed by
2 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
3 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
4 **DEFENDANT TRAFFORD** well knew. These actions were performed in a secretive manner
5 in order that the false documents be given full legal effect and that this criminal activity not be
6 discovered. This activity was discovered on or about December of 2010.

7 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
8 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

9 **COUNT 168**

10 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
11 **FELONY NRS 205.120**

12 On or about November 28, 2007, Defendant **TRAFFORD**, within the County of Clark,
13 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
14 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
15 falsely that the execution of the instrument was acknowledged by a party thereto or that the
16 execution thereof was proved, to wit:

17 On or about November 28, 2007, Defendant **TRAFFORD** planned, directed, and
18 arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed
19 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
20 instrument, to forge and willfully certify falsely that the execution of this instrument was
21 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
22 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003593 of Official Records
23 filed in the Office of the County Recorder of Clark County, Nevada dated November 28, 2007.
24 These actions were performed in a secretive manner in order that the false documents be
25 given full legal effect and that this criminal activity not be discovered. This activity was
26 discovered on or about December of 2010.

27 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
28 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 169

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about December 3, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about December 3, 2007, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002944 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated December 3, 2007, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 170

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about December 3, 2007, DEFENDANT **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about December 3, 2007, **DEFENDANT TRAFFORD**, within Clark County, State
2 of Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0002944 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated December 3, 2007. Said document was forged in that it purported to be signed by
6 **DEFENDANT TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact **DEFENDANT TRAFFORD** did not sign said instrument,
8 as **DEFENDANT TRAFFORD** well knew. These actions were performed in a secretive
9 manner in order that the false documents be given full legal effect and that this criminal
10 activity not be discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 171**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about December 3, 2007, Defendant **TRAFFORD**, within the County of Clark,
17 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
18 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about December 3, 2007, Defendant **TRAFFORD** planned, directed, and arranged
22 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
23 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
24 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
25 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
26 UNDER DEED OF TRUST, Instrument No. 0002944 of Official Records filed in the Office of
27 the County Recorder of Clark County, Nevada dated December 3, 2007. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 172**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about December 11, 2007, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about December 11, 2007, Defendant **TRAFFORD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
15 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
16 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0004342 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated December 11, 2007, when Defendant **TRAFFORD** was not in Defendant's
20 presence and further never signed said document. These actions were performed in a
21 secretive manner in order that the false documents be given full legal effect and that this
22 criminal activity not be discovered. This activity was discovered on or about December of
23 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 173

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

On or about December 11, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about December 11, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004342 of Official Records with the Office of the County Recorder of Clark County, Nevada dated December 11, 2007. Said document was forged in that it purported to be signed by Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 174

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

On or about December 11, 2007, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

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1 On or about December 11, 2007, Defendant **TRAFFORD** planned, directed, and
2 arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed
3 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
4 instrument, to forge and willfully certify falsely that the execution of this instrument was
5 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
6 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004342 of Official Records
7 filed in the Office of the County Recorder of Clark County, Nevada dated December 11, 2007.
8 These actions were performed in a secretive manner in order that the false documents be
9 given full legal effect and that this criminal activity not be discovered. This activity was
10 discovered on or about December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 175**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about January 8, 2008, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about January 8, 2008, Defendant **TRAFFORD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
23 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
24 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0002980 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated January 8, 2008, when Defendant **TRAFFORD** was not in Defendant's
28 presence and further never signed said document. These actions were performed in a
secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 176**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about January 8, 2008, Defendant **TRAFFORD** did, in the County of Clark, State
10 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about January 8, 2008, Defendant **TRAFFORD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0002980 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated January 8, 2008. Said document was forged in that it purported to be signed by
18 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
20 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 177**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about January 8, 2008, **DEFENDANT TRAFFORD**, within the County of Clark,
State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
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1 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about January 8, 2008, Defendant **TRAFFORD** planned, directed, and arranged
5 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
6 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
7 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
8 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
9 UNDER DEED OF TRUST, Instrument No. 0002980 of Official Records filed in the Office of
10 the County Recorder of Clark County, Nevada dated January 8, 2008. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 178**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about January 22, 2008, Defendant **TRAFFORD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarizing was not in the notary's presence, to
23 wit;

24 On or about January 22, 2008, Defendant **TRAFFORD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
26 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
27 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
0002569 of Official Records filed in the Office of the County Recorder of Clark County,

1 Nevada dated January 22, 2008, when Defendant **TRAFFORD** was not in Defendant's
2 presence and further never signed said document. These actions were performed in a
3 secretive manner in order that the false documents be given full legal effect and that this
4 criminal activity not be discovered. This activity was discovered on or about December of
5 2010.

6 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
7 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

8 **COUNT 179**

9 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

10 **(AID & ABET)**

11 **Felony NRS 239.330**

12 On or about January 22, 2008, Defendant **TRAFFORD** did, in the County of Clark,
13 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
14 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
15 registered or recorded in a public office under the law of the State of Nevada, to wit:

16 On or about January 22, 2008, Defendant **TRAFFORD**, within Clark County, State of
17 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0002569 of Official Records with the Office of the County Recorder of Clark County, Nevada
20 dated January 22, 2008. Said document was forged in that it purported to be signed by
21 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
22 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
23 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
24 order that the false documents be given full legal effect and that this criminal activity not be
25 discovered. This activity was discovered on or about December of 2010.

26 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
27 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 180

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about January 22, 2008, **DEFENDANT TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about January 22, 2008, Defendant **TRAFFORD** planned, directed, and arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002569 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated January 22, 2008. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 181

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about February 22, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

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1 On or about February 22, 2008, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003677 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated February 22, 2008, when Defendant **TRAFFORD** was not in Defendant's
8 presence and further never signed said document. These actions were performed in a
9 secretive manner in order that the false documents be given full legal effect and that this
10 criminal activity not be discovered. This activity was discovered on or about December of
11 2010.

12 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
13 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

14 **COUNT 182**

15 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
16 **(AID & ABET)**
17 **Felony NRS 239.330**

18 On or about February 22, 2008, Defendant **TRAFFORD** did, in the County of Clark,
19 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
20 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
21 registered or recorded in a public office under the law of the State of Nevada, to wit:

22 On or about February 22, 2008, Defendant **TRAFFORD**, within Clark County, State of
23 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0003677 of Official Records with the Office of the County Recorder of Clark County, Nevada
26 dated February 22, 2008. Said document was forged in that it purported to be signed by
27 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
28 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
-- Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 183**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about February 22, 2008, Defendant **TRAFFORD**, within the County of Clark,
9 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
10 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about February 22, 2008, Defendant **TRAFFORD** planned, directed, and arranged
14 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0003677 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated February 22, 2008. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 184

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about March 10, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about March 10, 2008, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002816 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated March 10, 2008, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 185

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about March 10, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about March 10, 2008, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0002816 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated March 10, 2008. Said document was forged in that it purported to be signed by
6 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
8 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 186**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about March 10, 2008, Defendant **TRAFFORD**, within the County of Clark, State
17 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
18 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about March 10, 2008, Defendant **TRAFFORD** planned, directed, and arranged to
22 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
23 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
24 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
25 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
26 UNDER DEED OF TRUST, Instrument No. 0002816 of Official Records filed in the Office of
27 the County Recorder of Clark County, Nevada dated March 10, 2008. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 187**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about March 18, 2008, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about March 18, 2008, Defendant **TRAFFORD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
15 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
16 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0002924 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated March 18, 2008, when Defendant **TRAFFORD** was not in Defendant's
20 presence and further never signed said document. These actions were performed in a
21 secretive manner in order that the false documents be given full legal effect and that this
22 criminal activity not be discovered. This activity was discovered on or about December of
23 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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1 **COUNT 188**

2 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

3 **(AID & ABET)**

4 **Felony NRS 239.330**

5 On or about March 18, 2008, Defendant **TRAFFORD** did, in the County of Clark, State
6 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
7 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
8 or recorded in a public office under the law of the State of Nevada, to wit:

9 On or about March 18, 2008, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
11 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
12 0002924 of Official Records with the Office of the County Recorder of Clark County, Nevada
13 dated March 18, 2008. Said document was forged in that it purported to be signed by
14 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
15 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
16 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
17 order that the false documents be given full legal effect and that this criminal activity not be
18 discovered. This activity was discovered on or about December of 2010.

19 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
20 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

21 **COUNT 189**

22 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**

23 **FELONY NRS 205.120**

24 On or about March 18, 2008, Defendant **TRAFFORD**, within the County of Clark, State
25 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
26 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
27 falsely that the execution of the instrument was acknowledged by a party thereto or that the
28 execution thereof was proved, to wit:

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1 On or about March 18, 2008, Defendant **TRAFFORD** planned, directed, and arranged to
2 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
3 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
4 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
5 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
6 UNDER DEED OF TRUST, Instrument No. 0002924 of Official Records filed in the Office of
7 the County Recorder of Clark County, Nevada dated March 18, 2008. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 190**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about April 7, 2008, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about April 7, 2008, Defendant **TRAFFORD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
23 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
24 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0002584 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated April 7, 2008, when Defendant **TRAFFORD** was not in Defendant's presence
28 and further never signed said document. These actions were performed in a secretive manner

1 in order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 191**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about April 7, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of
10 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about April 7, 2008, Defendant **TRAFFORD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0002584 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated April 7, 2008. Said document was forged in that it purported to be signed by Defendant
18 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
19 truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant
20 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
21 false documents be given full legal effect and that this criminal activity not be discovered.
22 This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 192**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about April 7, 2008, Defendant **TRAFFORD**, within the County of Clark, State of
Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
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1 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
2 the execution of the instrument was acknowledged by a party thereto or that the execution
3 thereof was proved, to wit:

4 On or about April 7, 2008, Defendant **TRAFFORD** planned, directed, and arranged to
5 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
6 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
7 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
8 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
9 UNDER DEED OF TRUST, Instrument No. 0002584 of Official Records filed in the Office of
10 the County Recorder of Clark County, Nevada dated April 7, 2008. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 193**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about April 24, 2008, Defendant **TRAFFORD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarizing was not in the notary's presence, to
23 wit;

24 On or about April 24, 2008, Defendant **TRAFFORD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
26 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
27 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
0004042 of Official Records filed in the Office of the County Recorder of Clark County,

1 Nevada dated April 24, 2008, when Defendant **TRAFFORD** was not in Defendant's presence
2 and further never signed said document. These actions were performed in a secretive
3 manner in order that the false documents be given full legal effect and that this criminal
4 activity not be discovered. This activity was discovered on or about December of 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 194**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about April 24, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of
12 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about April 24, 2008, Defendant **TRAFFORD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0004042 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated April 24, 2008. Said document was forged in that it purported to be signed by
20 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
22 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 195

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about April 24, 2008, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about April 24, 2008, Defendant **TRAFFORD** planned, directed, and arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004042 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April 24, 2008. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 196

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about May 22, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

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1 On or about May 22, 2008, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0004259 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated May 22, 2008, when Defendant **TRAFFORD** was not in Defendant's presence
8 and further never signed said document. These actions were performed in a secretive manner
9 in order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 197**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

15 **(AID & ABET)**

16 **Felony NRS 239.330**

17 On or about May 22, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of
18 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about May 22, 2008, Defendant **TRAFFORD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0004259 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated May 22, 2008. Said document was forged in that it purported to be signed by
26 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
27 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
28 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 198**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about May 22, 2008, Defendant **TRAFFORD**, within the County of Clark, State of
9 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
10 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
11 the execution of the instrument was acknowledged by a party thereto or that the execution
12 thereof was proved, to wit:

13 On or about May 22, 2008, Defendant **TRAFFORD** planned, directed, and arranged to
14 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0004259 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated May 22, 2008. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 199

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about June 10, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about June 10, 2008, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003285 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated June 10, 2008, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 200

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about June 10, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about June 10, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a

1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0003285 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated June 10, 2008. Said document was forged in that it purported to be signed by
4 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
6 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 201**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about June 10, 2008, Defendant **TRAFFORD**, within the County of Clark, State
15 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
16 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
17 falsely that the execution of the instrument was acknowledged by a party thereto or that the
18 execution thereof was proved, to wit:

19 On or about June 10, 2008, Defendant **TRAFFORD** planned, directed, and arranged to
20 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
21 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
22 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
23 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
24 UNDER DEED OF TRUST, Instrument No. 0003285 of Official Records filed in the Office of
25 the County Recorder of Clark County, Nevada dated June 10, 2008. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 202**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about June 23, 2008, Defendant **TRAFFORD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarizing was not in the notary's presence, to
10 wit;

11 On or about June 23, 2008, Defendant **TRAFFORD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
13 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
14 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0002355 of Official Records filed in the Office of the County Recorder of Clark County,
17 Nevada dated June 23, 2008, when Defendant **TRAFFORD** was not in Defendant's presence
18 and further never signed said document. These actions were performed in a secretive
19 manner in order that the false documents be given full legal effect and that this criminal
20 activity not be discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 203**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about June 23, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of
28 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about June 23, 2008, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0002355 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated June 23, 2008. Said document was forged in that it purported to be signed by
6 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
8 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 204**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about June 23, 2008, Defendant **TRAFFORD**, within the County of Clark, State
17 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
18 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about June 23, 2008, Defendant **TRAFFORD** planned, directed, and arranged to
22 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
23 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
24 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
25 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
26 UNDER DEED OF TRUST, Instrument No. 0002355 of Official Records filed in the Office of
27 the County Recorder of Clark County, Nevada dated June 23, 2008. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 205**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about July 8, 2008, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about July 8, 2008, Defendant **TRAFFORD** within Clark County, State of Nevada,
14 planned, directed, or arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003856 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated July
19 8, 2008, when Defendant **TRAFFORD** was not in Defendant's presence and further never
20 signed said document. These actions were performed in a secretive manner in order that the
21 false documents be given full legal effect and that this criminal activity not be discovered.
22 This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 206**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

On or about July 8, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of
Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about July 8, 2008, Defendant **TRAFFORD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003856 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated July 8, 2008. Said document was forged in that it purported to be signed by Defendant
8 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
9 truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant
10 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
11 false documents be given full legal effect and that this criminal activity not be discovered. This
12 activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 207**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about July 8, 2008, Defendant **TRAFFORD**, within the County of Clark, State of
19 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
20 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
21 the execution of the instrument was acknowledged by a party thereto or that the execution
22 thereof was proved, to wit:

23 On or about July 8, 2008, Defendant **TRAFFORD** planned, directed, and arranged to
24 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
25 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
26 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
27 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
28 UNDER DEED OF TRUST, Instrument No. 0003856 of Official Records filed in the Office of
-- the County Recorder of Clark County, Nevada dated July 8, 2008. These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 208**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about August 1, 2008, Defendant **TRAFFORD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarizing was not in the notary's presence, to
13 wit;

14 On or about August 1, 2008, Defendant **TRAFFORD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
16 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
17 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0003494 of Official Records filed in the Office of the County Recorder of Clark County,
20 Nevada dated August 1, 2008, when Defendant **TRAFFORD** was not in Defendant's presence
21 and further never signed said document. These actions were performed in a secretive
22 manner in order that the false documents be given full legal effect and that this criminal
23 activity not be discovered. This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 209

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

On or about August 1, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about August 1, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003494 of Official Records with the Office of the County Recorder of Clark County, Nevada dated August 1, 2008. Said document was forged in that it purported to be signed by Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 210

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

On or about August 1, 2008, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

1 On or about August 1, 2008, Defendant **TRAFFORD** planned, directed, and arranged to
2 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
3 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
4 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
5 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
6 UNDER DEED OF TRUST, Instrument No. 0003494 of Official Records filed in the Office of
7 the County Recorder of Clark County, Nevada dated August 1, 2008. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 211**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about August 18, 2008, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about August 18, 2008, Defendant **TRAFFORD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
23 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
24 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0002814 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated August 18, 2008, when Defendant **TRAFFORD** was not in Defendant's
28 presence and further never signed said document. These actions were performed in a
secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 212**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about August 18, 2008, Defendant **TRAFFORD** did, in the County of Clark, State
10 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about August 18, 2008, Defendant **TRAFFORD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0002814 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated August 18, 2008. Said document was forged in that it purported to be signed by
18 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
20 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 213**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about August 18, 2008, Defendant **TRAFFORD**, within the County of Clark, State
of Nevada, did then and there plan, direct, and arrange to have a person authorized to take

1 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about August 18, 2008, Defendant **TRAFFORD** planned, directed, and arranged
5 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
6 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
7 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
8 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
9 UNDER DEED OF TRUST, Instrument No. 0002814 of Official Records filed in the Office of
10 the County Recorder of Clark County, Nevada dated August 18, 2008. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 214**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about September 4, 2008, Defendant **TRAFFORD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarizing was not in the notary's presence, to
23 wit;

24 On or about September 4, 2008, Defendant **TRAFFORD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
26 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
27 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
0003371 of Official Records filed in the Office of the County Recorder of Clark County,

1 Nevada dated September 4, 2008, when Defendant **TRAFFORD** was not in Defendant's
2 presence and further never signed said document. These actions were performed in a
3 secretive manner in order that the false documents be given full legal effect and that this
4 criminal activity not be discovered. This activity was discovered on or about December of
5 2010.

6 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
7 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

8 **COUNT 215**

9 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
10 **(AID & ABET)**
11 **Felony NRS 239.330**

12 On or about September 4, 2008, Defendant **TRAFFORD** did, in the County of Clark,
13 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
14 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
15 registered or recorded in a public office under the law of the State of Nevada, to wit:

16 On or about September 4, 2008, Defendant **TRAFFORD**, within Clark County, State of
17 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0003371 of Official Records with the Office of the County Recorder of Clark County, Nevada
20 dated September 4, 2008. Said document was forged in that it purported to be signed by
21 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
22 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
23 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
24 order that the false documents be given full legal effect and that this criminal activity not be
25 discovered. This activity was discovered on or about December of 2010.

26 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
27 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 216

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about September 4, 2008, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about September 4, 2008, Defendant **TRAFFORD** planned, directed, and arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003371 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated September 4, 2008. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 217

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about September 19, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

///

1 On or about September 19, 2008, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003592 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated September 19, 2008, when Defendant **TRAFFORD** was not in Defendant's
8 presence and further never signed said document. These actions were performed in a
9 secretive manner in order that the false documents be given full legal effect and that this
10 criminal activity not be discovered. This activity was discovered on or about December of
11 2010.

12 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
13 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

14 **COUNT 218**

15 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
16 **(AID & ABET)**
17 **Felony NRS 239.330**

18 On or about September 19, 2008, Defendant **TRAFFORD** did, in the County of Clark,
19 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
20 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
21 registered or recorded in a public office under the law of the State of Nevada, to wit:

22 On or about September 19, 2008, Defendant **TRAFFORD**, within Clark County, State
23 of Nevada, either directly or through an agent or employee, caused to be offered for filing, a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0003592 of Official Records with the Office of the County Recorder of Clark County, Nevada
26 dated September 19, 2008. Said document was forged in that it purported to be signed by
27 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
28 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
-- Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of **NRS 239.330**, a category C felony.

5 **COUNT 219**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**

7 **FELONY NRS 205.120**

8 On or about September 19, 2008, Defendant **TRAFFORD**, within the County of Clark,
9 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
10 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about September 19, 2008, Defendant **TRAFFORD** planned, directed, and
14 arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed
15 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
16 instrument, to forge and willfully certify falsely that the execution of this instrument was
17 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
18 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003592 of Official Records
19 filed in the Office of the County Recorder of Clark County, Nevada dated September 19, 2008.
20 These actions were performed in a secretive manner in order that the false documents be
21 given full legal effect and that this criminal activity not be discovered. This activity was
22 discovered on or about December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 220

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about October 10, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about October 10, 2008, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004460 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated October 10, 2008, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 221

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about October 10, 2008, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about October 10, 2008, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0004460 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated October 10, 2008. Said document was forged in that it purported to be signed by
6 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
8 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 222**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about October 10, 2008, Defendant **TRAFFORD**, within the County of Clark,
17 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
18 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about October 10, 2008, Defendant **TRAFFORD** planned, directed, and arranged
22 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
23 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
24 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
25 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
26 UNDER DEED OF TRUST, Instrument No. 0004460 of Official Records filed in the Office of
27 the County Recorder of Clark County, Nevada dated October 10, 2008. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 223**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about October 27, 2008, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about October 27, 2008, Defendant **TRAFFORD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
15 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
16 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003562 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated October 27, 2008, when Defendant **TRAFFORD** was not in Defendant's
20 presence and further never signed said document. These actions were performed in a
21 secretive manner in order that the false documents be given full legal effect and that this
22 criminal activity not be discovered. This activity was discovered on or about December of
23 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 224

**OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)**

Felony NRS 239.330

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4 On or about October 27, 2008, Defendant **TRAFFORD** did, in the County of Clark,
5 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
6 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
7 registered or recorded in a public office under the law of the State of Nevada, to wit:

8 On or about October 27, 2008, Defendant **TRAFFORD**, within Clark County, State of
9 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
10 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
11 0003562 of Official Records with the Office of the County Recorder of Clark County, Nevada
12 dated October 27, 2008. Said document was forged in that it purported to be signed by
13 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
14 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
15 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
16 order that the false documents be given full legal effect and that this criminal activity not be
17 discovered. This activity was discovered on or about December of 2010.

18 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
19 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

20
21 **COUNT 225**

22 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
23 **FELONY NRS 205.120**

24 On or about October 27, 2008, Defendant **TRAFFORD**, within the County of Clark,
25 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
26 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
27 falsely that the execution of the instrument was acknowledged by a party thereto or that the
28 execution thereof was proved, to wit:

1 On or about October 27, 2008, Defendant **TRAFFORD** planned, directed, and arranged
2 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
3 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
4 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
5 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
6 UNDER DEED OF TRUST, Instrument No. 0003562 of Official Records filed in the Office of
7 the County Recorder of Clark County, Nevada dated October 27, 2008. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 226**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about November 3, 2008, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about November 3, 2008, Defendant **TRAFFORD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
23 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
24 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0006070 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated November 3, 2008, when Defendant **TRAFFORD** was not in Defendant's
28 presence and further never signed said document. These actions were performed in a
secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 227**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about November 3, 2008, Defendant **TRAFFORD** did, in the County of Clark,
10 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
11 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
12 registered or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about November 3, 2008, Defendant **TRAFFORD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0006070 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated November 3, 2008. Said document was forged in that it purported to be signed by
18 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
20 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 228**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about November 3, 2008, Defendant **TRAFFORD**, within the County of Clark,
State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
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1 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about November 3, 2008, Defendant **TRAFFORD** planned, directed, and arranged
5 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
6 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
7 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
8 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
9 UNDER DEED OF TRUST, Instrument No. 0006070 of Official Records filed in the Office of
10 the County Recorder of Clark County, Nevada dated November 3, 2008. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 229**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about November 7, 2008, Defendant **TRAFFORD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarizing was not in the notary's presence, to
23 wit;

24 On or about November 7, 2008, Defendant **TRAFFORD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
26 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
27 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
0004823 of Official Records filed in the Office of the County Recorder of Clark County,

1 Nevada dated November 7, 2008, when Defendant **TRAFFORD** was not in Defendant's
2 presence and further never signed said document. These actions were performed in a
3 secretive manner in order that the false documents be given full legal effect and that this
4 criminal activity not be discovered. This activity was discovered on or about December of
5 2010.

6 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
7 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

8 **COUNT 230**

9 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

10 **(AID & ABET)**

11 **Felony NRS 239.330**

12 On or about November 7, 2008, Defendant **TRAFFORD** did, in the County of Clark,
13 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
14 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
15 registered or recorded in a public office under the law of the State of Nevada, to wit:

16 On or about November 7, 2008, Defendant **TRAFFORD**, within Clark County, State of
17 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0004823 of Official Records with the Office of the County Recorder of Clark County, Nevada
20 dated November 7, 2008. Said document was forged in that it purported to be signed by
21 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
22 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
23 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
24 order that the false documents be given full legal effect and that this criminal activity not be
25 discovered. This activity was discovered on or about December of 2010.

26 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
27 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 231

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about November 7, 2008, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about November 7, 2008, Defendant **TRAFFORD** planned, directed, and arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004823 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated November 7, 2008. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 232

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about November 12, 2008, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

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1 On or about November 12, 2008, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0004356 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated November 12, 2008, when Defendant **TRAFFORD** was not in Defendant's
8 presence and further never signed said document. These actions were performed in a
9 secretive manner in order that the false documents be given full legal effect and that this
10 criminal activity not be discovered. This activity was discovered on or about December of
11 2010.

12 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
13 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

14 **COUNT 233**

15 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
16 **(AID & ABET)**
17 **Felony NRS 239.330**

18 On or about November 12, 2008, Defendant **TRAFFORD** did, in the County of Clark,
19 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
20 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
21 registered or recorded in a public office under the law of the State of Nevada, to wit:

22 On or about November 12, 2008, Defendant **TRAFFORD**, within Clark County, State of
23 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0004356 of Official Records with the Office of the County Recorder of Clark County, Nevada
26 dated November 12, 2008. Said document was forged in that it purported to be signed by
27 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
28 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
-- Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 234**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about November 12, 2008, Defendant **TRAFFORD**, within the County of Clark,
9 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
10 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about November 12, 2008, Defendant **TRAFFORD** planned, directed, and
14 arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed
15 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
16 instrument, to forge and willfully certify falsely that the execution of this instrument was
17 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
18 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004356 of Official Records
19 filed in the Office of the County Recorder of Clark County, Nevada dated November 12, 2008.
20 These actions were performed in a secretive manner in order that the false documents be
21 given full legal effect and that this criminal activity not be discovered. This activity was
22 discovered on or about December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 235

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about January 3, 2006, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about January 3, 2006, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004595 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated January 3, 2006, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 236

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about January 3, 2006, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about January 3, 2006, Defendant **TRAFFORD**, within Clark County, State of Nevada,
2 either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF
3 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004595 of
4 Official Records with the Office of the County Recorder of Clark County, Nevada dated
5 January 3, 2006. Said document was forged in that it purported to be signed by Defendant
6 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
7 truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant
8 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
9 false documents be given full legal effect and that this criminal activity not be discovered.
10 This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 237**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about January 3, 2006, Defendant **TRAFFORD**, within the County of Clark, State
17 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
18 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about January 3, 2006, Defendant **TRAFFORD** planned, directed, and arranged
22 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
23 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
24 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
25 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
26 UNDER DEED OF TRUST, Instrument No. 0004595 of Official Records filed in the Office of
27 the County Recorder of Clark County, Nevada dated January 3, 2006. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 238**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about January 27, 2006, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about January 27, 2006, Defendant **TRAFFORD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
15 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
16 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0002999 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated January 27, 2006, when Defendant **TRAFFORD** was not in Defendant's
20 presence and further never signed said document. These actions were performed in a
21 secretive manner in order that the false documents be given full legal effect and that this
22 criminal activity not be discovered. This activity was discovered on or about December of
23 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 239

**OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)**

Felony NRS 239.330

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4 On or about January 27, 2006, Defendant **TRAFFORD** did, in the County of Clark,
5 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
6 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
7 registered or recorded in a public office under the law of the State of Nevada, to wit:

8 On or about January 27, 2006, Defendant **TRAFFORD**, within Clark County, State of
9 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
10 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
11 0002999 of Official Records with the Office of the County Recorder of Clark County, Nevada
12 dated January 27, 2006. Said document was forged in that it purported to be signed by
13 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
14 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
15 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
16 order that the false documents be given full legal effect and that this criminal activity not be
17 discovered. This activity was discovered on or about December of 2010.

18 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
19 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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21 **COUNT 240**

22 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
23 **FELONY NRS 205.120**

24 On or about January 27, 2006, Defendant **TRAFFORD**, within the County of Clark,
25 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
26 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
27 falsely that the execution of the instrument was acknowledged by a party thereto or that the
28 execution thereof was proved, to wit:

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1 On or about January 27, 2006, Defendant **TRAFFORD** planned, directed, and arranged
2 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
3 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
4 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
5 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
6 UNDER DEED OF TRUST, Instrument No. 0002999 of Official Records filed in the Office of
7 the County Recorder of Clark County, Nevada dated January 27, 2006. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 241**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about February 3, 2006, Defendant **TRAFFORD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarizing was not in the notary's presence, to
20 wit;

21 On or about February 3, 2006, Defendant **TRAFFORD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
23 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
24 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0002662 of Official Records filed in the Office of the County Recorder of Clark County,
27 Nevada dated February 3, 2006, when Defendant **TRAFFORD** was not in Defendant's
28 presence and further never signed said document. These actions were performed in a
secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 242**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about February 3, 2006, Defendant **TRAFFORD** did, in the County of Clark,
10 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
11 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
12 registered or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about February 3, 2006, Defendant **TRAFFORD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0002662 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated February 3, 2006. Said document was forged in that it purported to be signed by
18 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
20 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 243**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about February 3, 2006, Defendant **TRAFFORD**, within the County of Clark,
State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
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1 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about February 3, 2006, Defendant **TRAFFORD** planned, directed, and arranged
5 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
6 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
7 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
8 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
9 UNDER DEED OF TRUST, Instrument No. 0002662 of Official Records filed in the Office of
10 the County Recorder of Clark County, Nevada dated February 3, 2006. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 244**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about March 1, 2006, Defendant **TRAFFORD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarizing was not in the notary's presence, to
23 wit;

24 On or about March 1, 2006, Defendant **TRAFFORD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
26 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
27 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
0002845 of Official Records filed in the Office of the County Recorder of Clark County,

1 Nevada dated March 1, 2006, when Defendant **TRAFFORD** was not in Defendant's presence
2 and further never signed said document. These actions were performed in a secretive
3 manner in order that the false documents be given full legal effect and that this criminal
4 activity not be discovered. This activity was discovered on or about December of 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 245**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about March 1, 2006, Defendant **TRAFFORD** did, in the County of Clark, State of
12 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about March 1, 2006, Defendant **TRAFFORD**, within Clark County, State of Nevada,
16 either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002845 of
18 Official Records with the Office of the County Recorder of Clark County, Nevada dated March
19 1, 2006. Said document was forged in that it purported to be signed by Defendant
20 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
21 truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant
22 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
23 false documents be given full legal effect and that this criminal activity not be discovered.
24 This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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1 **COUNT 246**

2 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
3 **FELONY NRS 205.120**

4 On or about March 1, 2006, Defendant **TRAFFORD**, within the County of Clark, State
5 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
6 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
7 falsely that the execution of the instrument was acknowledged by a party thereto or that the
8 execution thereof was proved, to wit:

9 On or about March 1, 2006, Defendant **TRAFFORD** planned, directed, and arranged to
10 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
11 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
12 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
13 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
14 UNDER DEED OF TRUST, Instrument No. 0002845 of Official Records filed in the Office of
15 the County Recorder of Clark County, Nevada dated March 1, 2006. These actions were
16 performed in a secretive manner in order that the false documents be given full legal effect
17 and that this criminal activity not be discovered. This activity was discovered on or about
18 December of 2010.

19 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
20 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

21 **COUNT 247**

22 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
23 **(AID & ABET)**
24 **GROSS MISDEMEANOR NRS 240.155(2)**

25 On or about March 6, 2006, Defendant **TRAFFORD**, within Clark County, State of
26 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
27 when said person whose signature was being notarizing was not in the notary's presence, to
28 wit;

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1 On or about March 6, 2006, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0002555 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated March 6, 2006, when Defendant **TRAFFORD** was not in Defendant's presence
8 and further never signed said document. These actions were performed in a secretive manner
9 in order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 248**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
15 **(AID & ABET)**
16 **Felony NRS 239.330**

17 On or about March 6, 2006, Defendant **TRAFFORD** did, in the County of Clark, State of
18 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about March 6, 2006, Defendant **TRAFFORD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0002555 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated March 6, 2006. Said document was forged in that it purported to be signed by
26 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
27 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
28 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 249**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about March 6, 2006, Defendant **TRAFFORD**, within the County of Clark, State
9 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
10 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about March 6, 2006, Defendant **TRAFFORD** planned, directed, and arranged to
14 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0002555 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated March 6, 2006. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 250

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about April 3, 2006, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about April 3, 2006, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003178 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April 3, 2006, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 251

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about April 3, 2006, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about April 3, 2006, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a

1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0003178 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated April 3, 2006. Said document was forged in that it purported to be signed by Defendant
4 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
5 truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant
6 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
7 false documents be given full legal effect and that this criminal activity not be discovered. This
8 activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 252**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about April 3, 2006, Defendant **TRAFFORD**, within the County of Clark, State of
15 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
16 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
17 the execution of the instrument was acknowledged by a party thereto or that the execution
18 thereof was proved, to wit:

19 On or about April 3, 2006, Defendant **TRAFFORD** planned, directed, and arranged to
20 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
21 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
22 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
23 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
24 UNDER DEED OF TRUST, Instrument No. 0003178 of Official Records filed in the Office of
25 the County Recorder of Clark County, Nevada dated April 3, 2006. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 253**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about May 8, 2006, Defendant **TRAFFORD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarizing was not in the notary's presence, to
10 wit;

11 On or about May 8, 2006, Defendant **TRAFFORD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
13 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
14 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0004150 of Official Records filed in the Office of the County Recorder of Clark County,
17 Nevada dated May 8, 2006, when Defendant **TRAFFORD** was not in Defendant's presence
18 and further never signed said document. These actions were performed in a secretive
19 manner in order that the false documents be given full legal effect and that this criminal
20 activity not be discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 254**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about May 8, 2006, Defendant **TRAFFORD** did, in the County of Clark, State of
28 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
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1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about May 8, 2006, Defendant **TRAFFORD**, within Clark County, State of Nevada,
4 either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004150 of
6 Official Records with the Office of the County Recorder of Clark County, Nevada dated May 8,
7 2006. Said document was forged in that it purported to be signed by Defendant **TRAFFORD**,
8 as the agent for the beneficiary of the property listed in said instrument, when in truth and in
9 fact Defendant **TRAFFORD** did not sign said instrument, as Defendant **TRAFFORD** well
10 knew. These actions were performed in a secretive manner in order that the false documents
11 be given full legal effect and that this criminal activity not be discovered. This activity was
12 discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 255**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about May 8, 2006, Defendant **TRAFFORD**, within the County of Clark, State of
19 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
20 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
21 the execution of the instrument was acknowledged by a party thereto or that the execution
22 thereof was proved, to wit:

23 On or about May 8, 2006, Defendant **TRAFFORD** planned, directed, and arranged to
24 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
25 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
26 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
27 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
28 UNDER DEED OF TRUST, Instrument No. 0004150 of Official Records filed in the Office of
-- the County Recorder of Clark County, Nevada dated May 8, 2006. These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 256**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about July 10, 2006, Defendant **TRAFFORD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarizing was not in the notary's presence, to
13 wit;

14 On or about July 10, 2006, Defendant **TRAFFORD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
16 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
17 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0003399 of Official Records filed in the Office of the County Recorder of Clark County,
20 Nevada dated July 10, 2006, when Defendant **TRAFFORD** was not in Defendant's presence
21 and further never signed said document. These actions were performed in a secretive
22 manner in order that the false documents be given full legal effect and that this criminal
23 activity not be discovered. This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 257

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

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4 On or about July 10, 2006, Defendant **TRAFFORD** did, in the County of Clark, State of
5 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
6 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
7 or recorded in a public office under the law of the State of Nevada, to wit:

8 On or about July 10, 2006, Defendant **TRAFFORD**, within Clark County, State of
9 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
10 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
11 0003399 of Official Records with the Office of the County Recorder of Clark County, Nevada
12 dated July 10, 2006. Said document was forged in that it purported to be signed by Defendant
13 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
14 truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant
15 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
16 false documents be given full legal effect and that this criminal activity not be discovered.
17 This activity was discovered on or about December of 2010.

18 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
19 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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21 **COUNT 258**

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

22
23 On or about July 10, 2006, Defendant **TRAFFORD**, within the County of Clark, State of
24 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
25 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
26 the execution of the instrument was acknowledged by a party thereto or that the execution
27 thereof was proved, to wit:

28 On or about July 10, 2006, Defendant **TRAFFORD** planned, directed, and arranged to
-- have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the

1 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
2 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
3 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
4 UNDER DEED OF TRUST, Instrument No. 0003399 of Official Records filed in the Office of
5 the County Recorder of Clark County, Nevada dated July 10, 2006. These actions were
6 performed in a secretive manner in order that the false documents be given full legal effect
7 and that this criminal activity not be discovered. This activity was discovered on or about
8 December of 2010.

9 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
10 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

11 **COUNT 259**

12 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
13 **(AID & ABET)**
14 **GROSS MISDEMEANOR NRS 240.155(2)**

15 On or about July 24, 2006, Defendant **TRAFFORD**, within Clark County, State of
16 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
17 when said person whose signature was being notarizing was not in the notary's presence, to
18 wit;

19 On or about July 24, 2006, Defendant **TRAFFORD** within Clark County, State of
20 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
21 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
22 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0003045 of Official Records filed in the Office of the County Recorder of Clark County,
25 Nevada dated July 24, 2006, when Defendant **TRAFFORD** was not in Defendant's presence
26 and further never signed said document. These actions were performed in a secretive
27 manner in order that the false documents be given full legal effect and that this criminal
28 activity not be discovered. This activity was discovered on or about December of 2010.

1 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
2 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

3 **COUNT 260**

4 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
5 **(AID & ABET)**
6 **Felony NRS 239.330**

7 On or about July 24, 2006, Defendant **TRAFFORD** did, in the County of Clark, State of
8 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
9 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
10 or recorded in a public office under the law of the State of Nevada, to wit:

11 On or about July 24, 2006, Defendant **TRAFFORD**, within Clark County, State of
12 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
13 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
14 0003045 of Official Records with the Office of the County Recorder of Clark County, Nevada
15 dated July 24, 2006. Said document was forged in that it purported to be signed by Defendant
16 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
17 truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant
18 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
19 false documents be given full legal effect and that this criminal activity not be discovered.
20 This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
22 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

23 **COUNT 261**

24 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
25 **FELONY NRS 205.120**

26 On or about July 24, 2006, Defendant **TRAFFORD**, within the County of Clark, State of
27 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
28 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
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1 the execution of the instrument was acknowledged by a party thereto or that the execution
2 thereof was proved, to wit:

3 On or about July 24, 2006, Defendant **TRAFFORD** planned, directed, and arranged to
4 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
5 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
6 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
7 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
8 UNDER DEED OF TRUST, Instrument No. 0003045 of Official Records filed in the Office of
9 the County Recorder of Clark County, Nevada dated July 24, 2006. These actions were
10 performed in a secretive manner in order that the false documents be given full legal effect
11 and that this criminal activity not be discovered. This activity was discovered on or about
12 December of 2010.

13 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
14 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

15 **COUNT 262**

16 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
17 **(AID & ABET)**
18 **GROSS MISDEMEANOR NRS 240.155(2)**

19 On or about August 10, 2006, Defendant **TRAFFORD**, within Clark County, State of
20 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
21 when said person whose signature was being notarizing was not in the notary's presence, to
22 wit;

23 On or about August 10, 2006, Defendant **TRAFFORD** within Clark County, State of
24 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
25 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
26 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
27 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
28 0003303 of Official Records filed in the Office of the County Recorder of Clark County,
Nevada dated August 10, 2006, when Defendant **TRAFFORD** was not in Defendant's

1 presence and further never signed said document. These actions were performed in a
2 secretive manner in order that the false documents be given full legal effect and that this
3 criminal activity not be discovered. This activity was discovered on or about December of
4 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 263**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about August 10, 2006, Defendant **TRAFFORD** did, in the County of Clark, State
12 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about August 10, 2006, Defendant **TRAFFORD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003303 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated August 10, 2006. Said document was forged in that it purported to be signed by
20 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
22 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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1 **COUNT 264**

2 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
3 **FELONY NRS 205.120**

4 On or about August 10, 2006, Defendant **TRAFFORD**, within the County of Clark, State
5 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
6 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
7 falsely that the execution of the instrument was acknowledged by a party thereto or that the
8 execution thereof was proved, to wit:

9 On or about August 10, 2006, Defendant **TRAFFORD** planned, directed, and arranged
10 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
11 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
12 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
13 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
14 UNDER DEED OF TRUST, Instrument No. 0003303 of Official Records filed in the Office of
15 the County Recorder of Clark County, Nevada dated August 10, 2006. These actions were
16 performed in a secretive manner in order that the false documents be given full legal effect
17 and that this criminal activity not be discovered. This activity was discovered on or about
18 December of 2010.

19 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
20 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

21 **COUNT 265**

22 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
23 **(AID & ABET)**
24 **GROSS MISDEMEANOR NRS 240.155(2)**

25 On or about August 11, 2006, Defendant **TRAFFORD**, within Clark County, State of
26 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
27 when said person whose signature was being notarizing was not in the notary's presence, to
28 wit;

1 On or about August 11, 2006, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003473 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated August 11, 2006, when Defendant **TRAFFORD** was not in Defendant's
8 presence and further never signed said document. These actions were performed in a
9 secretive manner in order that the false documents be given full legal effect and that this
10 criminal activity not be discovered. This activity was discovered on or about December of
11 2010.

12 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
13 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

14 **COUNT 266**

15 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

16 **(AID & ABET)**

17 **Felony NRS 239.330**

18 On or about August 11, 2006, Defendant **TRAFFORD** did, in the County of Clark, State
19 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
20 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
21 or recorded in a public office under the law of the State of Nevada, to wit:

22 On or about August 11, 2006, Defendant **TRAFFORD**, within Clark County, State of
23 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0003473 of Official Records with the Office of the County Recorder of Clark County, Nevada
26 dated August 11, 2006. Said document was forged in that it purported to be signed by
27 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
28 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
4 **RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 267**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about August 11, 2006, Defendant **TRAFFORD**, within the County of Clark, State
9 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
10 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about August 11, 2006, Defendant **TRAFFORD** planned, directed, and arranged
14 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0003473 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated August 11, 2006. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 268

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about August 14, 2006, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about August 14, 2006, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003617 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated August 14, 2006, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a Gross Misdemeanor.

COUNT 269

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about August 14, 2006, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about August 14, 2006, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0003617 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated August 14, 2006. Said document was forged in that it purported to be signed by
6 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
8 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 270**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about August 14, 2006, Defendant **TRAFFORD**, within the County of Clark, State
17 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
18 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about August 14, 2006, Defendant **TRAFFORD** planned, directed, and arranged
22 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
23 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
24 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
25 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
26 UNDER DEED OF TRUST, Instrument No. 0003617 of Official Records filed in the Office of
27 the County Recorder of Clark County, Nevada dated August 14, 2006. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 271**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about September 27, 2006, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about September 27, 2006, Defendant **TRAFFORD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
15 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
16 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0005401 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated September 27, 2006, when Defendant **TRAFFORD** was not in Defendant's
20 presence and further never signed said document. These actions were performed in a
21 secretive manner in order that the false documents be given full legal effect and that this
22 criminal activity not be discovered. This activity was discovered on or about December of
23 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 272

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

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4 On or about September 27, 2006, Defendant **TRAFFORD** did, in the County of Clark,
5 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
6 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
7 registered or recorded in a public office under the law of the State of Nevada, to wit:

8 On or about September 27, 2006, Defendant **TRAFFORD**, within Clark County, State
9 of Nevada, either directly or through an agent or employee, caused to be offered for filing, a
10 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
11 0005401 of Official Records with the Office of the County Recorder of Clark County, Nevada
12 dated September 27, 2006. Said document was forged in that it purported to be signed by
13 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
14 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
15 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
16 order that the false documents be given full legal effect and that this criminal activity not be
17 discovered. This activity was discovered on or about December of 2010.

18 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
19 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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21 **COUNT 273**

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

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23 On or about September 27, 2006, Defendant **TRAFFORD**, within the County of Clark,
24 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
25 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
26 falsely that the execution of the instrument was acknowledged by a party thereto or that the
27 execution thereof was proved, to wit:

28 On or about September 27, 2006, Defendant **TRAFFORD** planned, directed, and
-- arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed

1 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
2 instrument, to forge and willfully certify falsely that the execution of this instrument was
3 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
4 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0005401 of Official Records
5 filed in the Office of the County Recorder of Clark County, Nevada dated September 27, 2006.
6 These actions were performed in a secretive manner in order that the false documents be
7 given full legal effect and that this criminal activity not be discovered. This activity was
8 discovered on or about December of 2010.

9 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
10 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

11 **COUNT 274**

12 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
13 **(AID & ABET)**
14 **GROSS MISDEMEANOR NRS 240.155(2)**

15 On or about October 2, 2006, Defendant **TRAFFORD**, within Clark County, State of
16 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
17 when said person whose signature was being notarizing was not in the notary's presence, to
18 wit;

19 On or about October 2, 2006, Defendant **TRAFFORD** within Clark County, State of
20 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
21 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
22 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0003934 of Official Records filed in the Office of the County Recorder of Clark County,
25 Nevada dated October 2, 2006, when Defendant **TRAFFORD** was not in Defendant's
26 presence and further never signed said document. These actions were performed in a
27 secretive manner in order that the false documents be given full legal effect and that this
28 criminal activity not be discovered. This activity was discovered on or about December of
29 2010.

1 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
2 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

3 **COUNT 275**

4 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
5 **(AID & ABET)**
6 **Felony NRS 239.330**

7 On or about October 2, 2006, Defendant **TRAFFORD** did, in the County of Clark, State
8 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
9 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
10 or recorded in a public office under the law of the State of Nevada, to wit:

11 On or about October 2, 2006, Defendant **TRAFFORD**, within Clark County, State of
12 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
13 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
14 0003934 of Official Records with the Office of the County Recorder of Clark County, Nevada
15 dated October 2, 2006. Said document was forged in that it purported to be signed by
16 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
17 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
18 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
19 order that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
22 **OR RECORDING**, a violation of **NRS 239.330**, a category C felony.

23 **COUNT 276**

24 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
25 **FELONY NRS 205.120**

26 On or about October 2, 2006, **DEFENDANT TRAFFORD**, within the County of Clark,
27 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
28 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify

1 falsely that the execution of the instrument was acknowledged by a party thereto or that the
2 execution thereof was proved, to wit:

3 On or about October 2, 2006, Defendant **TRAFFORD** planned, directed, and arranged
4 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
5 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
6 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
7 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
8 UNDER DEED OF TRUST, Instrument No. 0003934 of Official Records filed in the Office of
9 the County Recorder of Clark County, Nevada dated October 2, 2006.

10 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a
11 category D felony pursuant to **NRS 205.120**. These actions were performed in a secretive
12 manner in order that the false documents be given full legal effect and that this criminal
13 activity not be discovered. This activity was discovered on or about December of 2010.

14 **COUNT 277**

15 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
16 **(AID & ABET)**

17 **GROSS MISDEMEANOR NRS 240.155(2)**

18 On or about October 11, 2006, Defendant **TRAFFORD**, within Clark County, State of
19 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
20 when said person whose signature was being notarizing was not in the notary's presence, to
21 wit;

22 On or about October 11, 2006, Defendant **TRAFFORD** within Clark County, State of
23 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
24 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
25 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
26 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
27 0004068 of Official Records filed in the Office of the County Recorder of Clark County,
28 Nevada dated October 11, 2006, when Defendant **TRAFFORD** was not in Defendant's
-- presence and further never signed said document. These actions were performed in a

1 secretive manner in order that the false documents be given full legal effect and that this
2 criminal activity not be discovered. This activity was discovered on or about December of
3 2010.

4 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
5 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

6 **COUNT 278**

7 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

8 **(AID & ABET)**

9 **Felony NRS 239.330**

10 On or about October 11, 2006, Defendant **TRAFFORD** did, in the County of Clark,
11 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
12 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
13 registered or recorded in a public office under the law of the State of Nevada, to wit:

14 On or about October 11, 2006, Defendant **TRAFFORD**, within Clark County, State of
15 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
16 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
17 0004068 of Official Records with the Office of the County Recorder of Clark County, Nevada
18 dated October 11, 2006. Said document was forged in that it purported to be signed by
19 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
20 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
21 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
22 order that the false documents be given full legal effect and that this criminal activity not be
23 discovered. This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
25 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 279

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about October 11, 2006, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about October 11, 2006, Defendant **TRAFFORD** planned, directed, and arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004068 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated October 11, 2006. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 280

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about November 28, 2006, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

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1 On or about November 28, 2006, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0005233 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated November 28, 2006, when Defendant **TRAFFORD** was not in Defendant's
8 presence and further never signed said document. These actions were performed in a
9 secretive manner in order that the false documents be given full legal effect and that this
10 criminal activity not be discovered. This activity was discovered on or about December of
11 2010.

12 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
13 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

14 **COUNT 281**

15 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

16 **(AID & ABET)**

17 **Felony NRS 239.330**

18 On or about November 28, 2006, Defendant **TRAFFORD** did, in the County of Clark,
19 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
20 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
21 registered or recorded in a public office under the law of the State of Nevada, to wit:

22 On or about November 28, 2006, Defendant **TRAFFORD**, within Clark County, State of
23 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0005233 of Official Records with the Office of the County Recorder of Clark County, Nevada
26 dated November 28, 2006. Said document was forged in that it purported to be signed by
27 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
28 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 282**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about November 28, 2006, Defendant **TRAFFORD**, within the County of Clark,
9 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
10 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about November 28, 2006, Defendant **TRAFFORD** planned, directed, and
14 arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed
15 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
16 instrument, to forge and willfully certify falsely that the execution of this instrument was
17 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
18 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0005233 of Official Records
19 filed in the Office of the County Recorder of Clark County, Nevada dated November 28, 2006.
20 These actions were performed in a secretive manner in order that the false documents be
21 given full legal effect and that this criminal activity not be discovered. This activity was
22 discovered on or about December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 283

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about December 4, 2006, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about December 4, 2006, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003729 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated December 4, 2006, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 284

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about December 4, 2006, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about December 4, 2006, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0003729 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated December 4, 2006. Said document was forged in that it purported to be signed by
6 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
8 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 285**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about December 4, 2006, Defendant **TRAFFORD**, within the County of Clark,
17 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
18 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about December 4, 2006, Defendant **TRAFFORD** planned, directed, and arranged
22 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
23 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
24 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
25 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
26 UNDER DEED OF TRUST, Instrument No. 0003729 of Official Records filed in the Office of
27 the County Recorder of Clark County, Nevada dated December 4, 2006. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 286**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about December 5, 2006, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about December 5, 2006, Defendant **TRAFFORD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
15 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
16 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0004038 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated December 5, 2006, when Defendant **TRAFFORD** was not in Defendant's
20 presence and further never signed said document. These actions were performed in a
21 secretive manner in order that the false documents be given full legal effect and that this
22 criminal activity not be discovered. This activity was discovered on or about December of
23 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 287

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

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4 On or about December 5, 2006, Defendant **TRAFFORD** did, in the County of Clark,
5 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
6 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
7 registered or recorded in a public office under the law of the State of Nevada, to wit:

8 On or about December 5, 2006, Defendant **TRAFFORD**, within Clark County, State of
9 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
10 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
11 0004038 of Official Records with the Office of the County Recorder of Clark County, Nevada
12 dated December 5, 2006. Said document was forged in that it purported to be signed by
13 **DEFENDANT TRAFFORD**, as the agent for the beneficiary of the property listed in said
14 instrument, when in truth and in fact **DEFENDANT TRAFFORD** did not sign said instrument,
15 as **DEFENDANT TRAFFORD** well knew. These actions were performed in a secretive
16 manner in order that the false documents be given full legal effect and that this criminal
17 activity not be discovered. This activity was discovered on or about December of 2010.

18 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
19 **OR RECORDING**, a violation of **NRS 239.330**, a category C felony.

20
21 **COUNT 288**

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

22
23 On or about December 5, 2006, Defendant **TRAFFORD**, within the County of Clark,
24 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
25 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
26 falsely that the execution of the instrument was acknowledged by a party thereto or that the
27 execution thereof was proved, to wit:

28 On or about December 5, 2006, Defendant **TRAFFORD** planned, directed, and arranged
-- to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the

1 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
2 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
3 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
4 UNDER DEED OF TRUST, Instrument No. 0004038 of Official Records filed in the Office of
5 the County Recorder of Clark County, Nevada dated December 5, 2006. These actions were
6 performed in a secretive manner in order that the false documents be given full legal effect
7 and that this criminal activity not be discovered. This activity was discovered on or about
8 December of 2010.

9 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
10 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

11 **COUNT 289**

12 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
13 **(AID & ABET)**
14 **GROSS MISDEMEANOR NRS 240.155(2)**

15 On or about December 13, 2006, Defendant **TRAFFORD**, within Clark County, State of
16 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
17 when said person whose signature was being notarizing was not in the notary's presence, to
18 wit;

19 On or about December 13, 2006, Defendant **TRAFFORD** within Clark County, State of
20 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
21 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
22 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0003887 of Official Records filed in the Office of the County Recorder of Clark County,
25 Nevada dated December 13, 2006, when Defendant **TRAFFORD** was not in Defendant's
26 presence and further never signed said document. These actions were performed in a
27 secretive manner in order that the false documents be given full legal effect and that this
28 criminal activity not be discovered. This activity was discovered on or about December of
29 2010.

1 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
2 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

3 **COUNT 290**

4 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
5 **(AID & ABET)**
6 **Felony NRS 239.330**

7 On or about December 13, 2006, Defendant **TRAFFORD** did, in the County of Clark,
8 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
9 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
10 registered or recorded in a public office under the law of the State of Nevada, to wit:

11 On or about December 13, 2006, Defendant **TRAFFORD**, within Clark County, State of
12 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
13 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
14 0003887 of Official Records with the Office of the County Recorder of Clark County, Nevada
15 dated December 13, 2006. Said document was forged in that it purported to be signed by
16 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
17 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
18 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
19 order that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
22 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

23 **COUNT 291**

24 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
25 **FELONY NRS 205.120**

26 On or about December 13, 2006, Defendant **TRAFFORD**, within the County of Clark,
27 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
28 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify

1 falsely that the execution of the instrument was acknowledged by a party thereto or that the
2 execution thereof was proved, to wit:

3 On or about December 13, 2006, Defendant **TRAFFORD** planned, directed, and
4 arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed
5 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
6 instrument, to forge and willfully certify falsely that the execution of this instrument was
7 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
8 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003887 of Official Records
9 filed in the Office of the County Recorder of Clark County, Nevada dated December 13, 2006.
10 These actions were performed in a secretive manner in order that the false documents be
11 given full legal effect and that this criminal activity not be discovered. This activity was
12 discovered on or about December of 2010.

13 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
14 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

15 **COUNT 292**

16 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
17 **(AID & ABET)**
18 **GROSS MISDEMEANOR NRS 240.155(2)**

19 On or about January 18, 2007, Defendant **TRAFFORD**, within Clark County, State of
20 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
21 when said person whose signature was being notarizing was not in the notary's presence, to
22 wit;

23 On or about January 18, 2007, Defendant **TRAFFORD** within Clark County, State of
24 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
25 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
26 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
27 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
28 0003720 of Official Records filed in the Office of the County Recorder of Clark County,
Nevada dated January 18, 2007, when Defendant **TRAFFORD** was not in Defendant's

1 presence and further never signed said document. These actions were performed in a
2 secretive manner in order that the false documents be given full legal effect and that this
3 criminal activity not be discovered. This activity was discovered on or about December of
4 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 293**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about January 18, 2007, Defendant **TRAFFORD** did, in the County of Clark,
12 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
13 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
14 registered or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about January 18, 2007, Defendant **TRAFFORD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003720 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated January 18, 2007. Said document was forged in that it purported to be signed by
20 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
22 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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1 **COUNT 294**

2 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
3 **FELONY NRS 205.120**

4 On or about January 18, 2007, Defendant **TRAFFORD**, within the County of Clark,
5 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
6 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
7 falsely that the execution of the instrument was acknowledged by a party thereto or that the
8 execution thereof was proved, to wit:

9 On or about January 18, 2007, Defendant **TRAFFORD** planned, directed, and arranged
10 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
11 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
12 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
13 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
14 UNDER DEED OF TRUST, Instrument No. 0003720 of Official Records filed in the Office of
15 the County Recorder of Clark County, Nevada dated January 18, 2007. These actions were
16 performed in a secretive manner in order that the false documents be given full legal effect
17 and that this criminal activity not be discovered. This activity was discovered on or about
18 December of 2010.

19 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
20 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

21 **COUNT 295**

22 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
23 **(AID & ABET)**
24 **GROSS MISDEMEANOR NRS 240.155(2)**

25 On or about January 24, 2007, Defendant **TRAFFORD**, within Clark County, State of
26 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
27 when said person whose signature was being notarizing was not in the notary's presence, to
28 wit;

--
///

1 On or about January 24, 2007, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003848 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated January 24, 2007, when Defendant **TRAFFORD** was not in Defendant's
8 presence and further never signed said document. These actions were performed in a
9 secretive manner in order that the false documents be given full legal effect and that this
10 criminal activity not be discovered. This activity was discovered on or about December of
11 2010.

12 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
13 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

14 **COUNT 296**

15 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

16 **(AID & ABET)**

17 **Felony NRS 239.330**

18 On or about January 24, 2007, Defendant **TRAFFORD** did, in the County of Clark,
19 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
20 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
21 registered or recorded in a public office under the law of the State of Nevada, to wit:

22 On or about January 24, 2007, Defendant **TRAFFORD**, within Clark County, State of
23 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0003848 of Official Records with the Office of the County Recorder of Clark County, Nevada
26 dated January 24, 2007. Said document was forged in that it purported to be signed by
27 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
28 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 297**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about January 24, 2007, Defendant **TRAFFORD**, within the County of Clark,
9 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
10 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about January 24, 2007, Defendant **TRAFFORD** planned, directed, and arranged
14 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0003848 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated January 24, 2007. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

25 ///

26 ///

27 ///

28 ///

COUNT 298

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about February 7, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about February 7, 2007, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003402 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated February 8, 2007, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 299

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about February 8, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about February 8, 2007, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0003402 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated February 8, 2007. Said document was forged in that it purported to be signed by
6 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
8 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 300**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about February 7, 2007, Defendant **TRAFFORD**, within the County of Clark,
17 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
18 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about February 7, 2007, Defendant **TRAFFORD** planned, directed, and arranged
22 to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
23 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
24 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
25 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
26 UNDER DEED OF TRUST, Instrument No. 0003402 of Official Records filed in the Office of
27 the County Recorder of Clark County, Nevada dated February 8, 2007. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 301**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about February 20, 2007, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about February 20, 2007, Defendant **TRAFFORD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
15 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
16 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003277 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated February 20, 2007, when Defendant **TRAFFORD** was not in Defendant's
20 presence and further never signed said document. These actions were performed in a
21 secretive manner in order that the false documents be given full legal effect and that this
22 criminal activity not be discovered. This activity was discovered on or about December of
23 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 302

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

1
2
3
4 On or about February 20, 2007, Defendant **TRAFFORD** did, in the County of Clark,
5 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
6 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
7 registered or recorded in a public office under the law of the State of Nevada, to wit:

8 On or about February 20, 2007, Defendant **TRAFFORD**, within Clark County, State of
9 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
10 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
11 0003277 of Official Records with the Office of the County Recorder of Clark County, Nevada
12 dated February 20, 2007. Said document was forged in that it purported to be signed by
13 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
14 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
15 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
16 order that the false documents be given full legal effect and that this criminal activity not be
17 discovered. This activity was discovered on or about December of 2010.

18 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
19 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

20
21 **COUNT 303**

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

22
23 On or about February 20, 2007, Defendant **TRAFFORD**, within the County of Clark,
24 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
25 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
26 falsely that the execution of the instrument was acknowledged by a party thereto or that the
27 execution thereof was proved, to wit:

28 On or about February 20, 2007, Defendant **TRAFFORD** planned, directed, and arranged
-- to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the

1 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
2 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
3 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
4 UNDER DEED OF TRUST, Instrument No. 0003277 of Official Records filed in the Office of
5 the County Recorder of Clark County, Nevada dated February 20, 2007. These actions were
6 performed in a secretive manner in order that the false documents be given full legal effect
7 and that this criminal activity not be discovered. This activity was discovered on or about
8 December of 2010.

9 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
10 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

11 **COUNT 304**

12 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
13 **(AID & ABET)**
14 **GROSS MISDEMEANOR NRS 240.155(2)**

15 On or about March 5, 2007, Defendant **TRAFFORD**, within Clark County, State of
16 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
17 when said person whose signature was being notarizing was not in the notary's presence, to
18 wit;

19 On or about March 5, 2007, Defendant **TRAFFORD** within Clark County, State of
20 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
21 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
22 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0003645 of Official Records filed in the Office of the County Recorder of Clark County,
25 Nevada dated March 5, 2007, when Defendant **TRAFFORD** was not in Defendant's presence
26 and further never signed said document. These actions were performed in a secretive manner
27 in order that the false documents be given full legal effect and that this criminal activity not be
28 discovered. This activity was discovered on or about December of 2010.

1 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
2 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

3 **COUNT 305**

4 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
5 **(AID & ABET)**
6 **Felony NRS 239.330**

7 On or about March 5, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of
8 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
9 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
10 or recorded in a public office under the law of the State of Nevada, to wit:

11 On or about March 5, 2007, Defendant **TRAFFORD**, within Clark County, State of
12 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
13 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
14 0003645 of Official Records with the Office of the County Recorder of Clark County, Nevada
15 dated March 5, 2007. Said document was forged in that it purported to be signed by
16 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
17 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
18 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
19 order that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
22 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

23 **COUNT 306**

24 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
25 **FELONY NRS 205.120**

26 On or about March 5, 2007, Defendant **TRAFFORD**, within the County of Clark, State
27 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
28 proof or acknowledgment of an instrument which by law may be recorded, willfully certify

1 falsely that the execution of the instrument was acknowledged by a party thereto or that the
2 execution thereof was proved, to wit:

3 On or about March 5, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
4 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
5 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
6 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
7 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
8 UNDER DEED OF TRUST, Instrument No. 0003645 of Official Records filed in the Office of
9 the County Recorder of Clark County, Nevada dated March 5, 2007. These actions were
10 performed in a secretive manner in order that the false documents be given full legal effect
11 and that this criminal activity not be discovered. This activity was discovered on or about
12 December of 2010.

13 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
14 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

15 **COUNT 307**

16 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
17 **(AID & ABET)**
18 **GROSS MISDEMEANOR NRS 240.155(2)**

19 On or about March 15, 2007, Defendant **TRAFFORD**, within Clark County, State of
20 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
21 when said person whose signature was being notarizing was not in the notary's presence, to
22 wit;

23 On or about March 15, 2007, Defendant **TRAFFORD** within Clark County, State of
24 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
25 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
26 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
27 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
28 0003649 of Official Records filed in the Office of the County Recorder of Clark County,
Nevada dated March 15, 2007, when Defendant **TRAFFORD** was not in Defendant's

1 presence and further never signed said document. These actions were performed in a
2 secretive manner in order that the false documents be given full legal effect and that this
3 criminal activity not be discovered. This activity was discovered on or about December of
4 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 308**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about March 15, 2007, Defendant **TRAFFORD** did, in the County of Clark, State
12 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about March 15, 2007, Defendant **TRAFFORD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003649 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated March 15, 2007. Said document was forged in that it purported to be signed by
20 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
22 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 309

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about March 15, 2007, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about March 15, 2007, Defendant **TRAFFORD** planned, directed, and arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003649 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated March 15, 2007. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 310

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about April 10, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

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1 On or about April 10, 2007, Defendant **TRAFFORD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003952 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated April 10, 2007, when Defendant **TRAFFORD** was not in Defendant's presence
8 and further never signed said document. These actions were performed in a secretive
9 manner in order that the false documents be given full legal effect and that this criminal
10 activity not be discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 311**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

15 **(AID & ABET)**

16 **Felony NRS 239.330**

17 On or about April 10, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of
18 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about April 10, 2007, Defendant **TRAFFORD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0003952 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated April 10, 2007. Said document was forged in that it purported to be signed by
26 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
27 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
28 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 312**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about April 10, 2007, Defendant **TRAFFORD**, within the County of Clark, State of
9 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
10 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
11 the execution of the instrument was acknowledged by a party thereto or that the execution
12 thereof was proved, to wit:

13 On or about April 10, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
14 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0003952 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated April 10, 2007. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 313

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about April 18, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarizing was not in the notary's presence, to wit;

On or about April 18, 2007, Defendant **TRAFFORD** within Clark County, State of Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004262 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April 18, 2007, when Defendant **TRAFFORD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 314

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about April 18, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about April 18, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a

1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0004262 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated April 18, 2007. Said document was forged in that it purported to be signed by
4 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
6 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of **NRS 239.330**, a category C felony.

11 **COUNT 315**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about April 18, 2007, Defendant **TRAFFORD**, within the County of Clark, State of
15 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
16 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
17 the execution of the instrument was acknowledged by a party thereto or that the execution
18 thereof was proved, to wit:

19 On or about April 18, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
20 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
21 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
22 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
23 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
24 UNDER DEED OF TRUST, Instrument No. 0004262 of Official Records filed in the Office of
25 the County Recorder of Clark County, Nevada dated April 18, 2007. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to **NRS 205.120**.

3 **COUNT 316**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about May 14, 2007, Defendant **TRAFFORD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarizing was not in the notary's presence, to
10 wit;

11 On or about May 14, 2007, Defendant **TRAFFORD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
13 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
14 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0002812 of Official Records filed in the Office of the County Recorder of Clark County,
17 Nevada dated May 14, 2007, when Defendant **TRAFFORD** was not in Defendant's presence
18 and further never signed said document. These actions were performed in a secretive
19 manner in order that the false documents be given full legal effect and that this criminal
20 activity not be discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 317**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about May 14, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of
28 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about May 14, 2007, Defendant **TRAFFORD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0002812 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated May 14, 2007. Said document was forged in that it purported to be signed by
6 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
8 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 318**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about May 14, 2007, Defendant **TRAFFORD**, within the County of Clark, State of
17 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
18 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
19 the execution of the instrument was acknowledged by a party thereto or that the execution
20 thereof was proved, to wit:

21 On or about May 14, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
22 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
23 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
24 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
25 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
26 UNDER DEED OF TRUST, Instrument No. 0002812 of Official Records filed in the Office of
27 the County Recorder of Clark County, Nevada dated May 14, 2007. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 319**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about June 6, 2007, Defendant **TRAFFORD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarizing was not in the notary's presence, to
12 wit;

13 On or about June 6, 2007, Defendant **TRAFFORD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
15 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
16 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0002698 of Official Records filed in the Office of the County Recorder of Clark County,
19 Nevada dated June 6, 2007, when Defendant **TRAFFORD** was not in Defendant's presence
20 and further never signed said document. These actions were performed in a secretive
21 manner in order that the false documents be given full legal effect and that this criminal
22 activity not be discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 320**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

29 On or about June 6, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of
30 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about June 6, 2007, Defendant **TRAFFORD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0002698 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated June 6, 2007. Said document was forged in that it purported to be signed by Defendant
8 **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in
9 truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant
10 **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the
11 false documents be given full legal effect and that this criminal activity not be discovered.
12 This activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 321**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about June 6, 2007, Defendant **TRAFFORD**, within the County of Clark, State of
19 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
20 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
21 the execution of the instrument was acknowledged by a party thereto or that the execution
22 thereof was proved, to wit:

23 On or about June 6, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
24 have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the
25 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
26 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
27 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
28 UNDER DEED OF TRUST, Instrument No. 0002698 of Official Records filed in the Office of
-- the County Recorder of Clark County, Nevada dated June 6, 2007. These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to **NRS 205.120**.

6 **COUNT 322**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about June 20, 2007, Defendant **TRAFFORD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarizing was not in the notary's presence, to
13 wit;

14 On or about June 20, 2007, Defendant **TRAFFORD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
16 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
17 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0002885 of Official Records filed in the Office of the County Recorder of Clark County,
20 Nevada dated June 20, 2007, when Defendant **TRAFFORD** was not in Defendant's presence
21 and further never signed said document. These actions were performed in a secretive manner
22 in order that the false documents be given full legal effect and that this criminal activity not be
23 discovered. This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.
26 These actions were performed in a secretive manner in order that the false documents be
27 given full legal effect and that this criminal activity not be discovered. This activity was
28 discovered on or about December of 2010.

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COUNT 323

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

1
2
3
4 On or about June 20, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of
5 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
6 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
7 or recorded in a public office under the law of the State of Nevada, to wit:

8 On or about June 20, 2007, **DEFENDANT TRAFFORD**, within Clark County, State of
9 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
10 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
11 0002885 of Official Records with the Office of the County Recorder of Clark County, Nevada
12 dated June 20, 2007. Said document was forged in that it purported to be signed by
13 **DEFENDANT TRAFFORD**, as the agent for the beneficiary of the property listed in said
14 instrument, when in truth and in fact **DEFENDANT TRAFFORD** did not sign said instrument,
15 as **DEFENDANT TRAFFORD** well knew. These actions were performed in a secretive
16 manner in order that the false documents be given full legal effect and that this criminal
17 activity not be discovered. This activity was discovered on or about December of 2010.

18 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
19 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

20
21 **COUNT 324**

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

22
23 On or about June 20, 2007, Defendant **TRAFFORD**, within the County of Clark, State
24 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
25 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
26 falsely that the execution of the instrument was acknowledged by a party thereto or that the
27 execution thereof was proved, to wit:

28 On or about June 20, 2007, Defendant **TRAFFORD** planned, directed, and arranged to
-- have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed by the

1 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
2 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
3 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
4 UNDER DEED OF TRUST, Instrument No. 0002885 of Official Records filed in the Office of
5 the County Recorder of Clark County, Nevada dated June 20, 2007. These actions were
6 performed in a secretive manner in order that the false documents be given full legal effect
7 and that this criminal activity not be discovered. This activity was discovered on or about
8 December of 2010.

9 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
10 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

11 **COUNT 325**

12 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
13 **(AID & ABET)**
14 **GROSS MISDEMEANOR NRS 240.155(2)**

15 On or about September 19, 2007, Defendant **TRAFFORD**, within Clark County, State of
16 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
17 when said person whose signature was being notarizing was not in the notary's presence, to
18 wit;

19 On or about September 19, 2007, Defendant **TRAFFORD** within Clark County, State of
20 Nevada, planned, directed, or arranged to have TRACY LAWRENCE (hereinafter
21 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
22 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0002494 of Official Records filed in the Office of the County Recorder of Clark County,
25 Nevada dated September 19, 2007, when Defendant **TRAFFORD** was not in Defendant's
26 presence and further never signed said document. These actions were performed in a
27 secretive manner in order that the false documents be given full legal effect and that this
28 criminal activity not be discovered. This activity was discovered on or about December of
2010.

1 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
2 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

3 **COUNT 326**

4 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
5 **(AID & ABET)**
6 **Felony NRS 239.330**

7 On or about September 19, 2007, Defendant **TRAFFORD** did, in the County of Clark,
8 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
9 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
10 registered or recorded in a public office under the law of the State of Nevada, to wit:

11 On or about September 19, 2007, Defendant **TRAFFORD**, within Clark County, State
12 of Nevada, either directly or through an agent or employee, caused to be offered for filing, a
13 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
14 0002494 of Official Records with the Office of the County Recorder of Clark County, Nevada
15 dated September 19, 2007. Said document was forged in that it purported to be signed by
16 Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said
17 instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as
18 Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in
19 order that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
22 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

23 **COUNT 327**

24 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
25 **FELONY NRS 205.120**

26 On or about September 19, 2007, Defendant **TRAFFORD**, within the County of Clark,
27 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
28 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify

1 falsely that the execution of the instrument was acknowledged by a party thereto or that the
2 execution thereof was proved, to wit:

3 On or about September 19, 2007, Defendant **TRAFFORD** planned, directed, and
4 arranged to have TRACY LAWRENCE (hereinafter "LAWRENCE"), a notary public appointed
5 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
6 instrument, to forge and willfully certify falsely that the execution of this instrument was
7 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
8 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002494 of Official Records
9 filed in the Office of the County Recorder of Clark County, Nevada dated September 19, 2007.
10 These actions were performed in a secretive manner in order that the false documents be
11 given full legal effect and that this criminal activity not be discovered. This activity was
12 discovered on or about December of 2010.

13 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
14 **INSTRUMENTS** a category D felony pursuant to **NRS 205.120**.

15 **COUNT 328**

16 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
17 **(AID & ABET)**
18 **GROSS MISDEMEANOR NRS 240.155(2)**

19 On or about February 18, 2005, Defendant **SHEPPARD**, within Clark County, State of
20 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
21 when said person whose signature was being notarized was not in the notary's presence, to
22 wit;

23 On or about February 18, 2005, Defendant **SHEPPARD** within Clark County, State of
24 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
25 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
26 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
27 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0001840 of
28 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
February 18, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and

1 further never signed said document. These actions were performed in a secretive manner in
2 order that the false documents be given full legal effect and that this criminal activity not be
3 discovered. This activity was discovered on or about December of 2010.

4 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
5 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

6 **COUNT 329**

7 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

8 **(AID & ABET)**

9 **Felony NRS 239.330**

10 On or about February 18, 2005, Defendant **SHEPPARD** did, in the County of Clark,
11 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
12 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
13 registered or recorded in a public office under the law of the State of Nevada, to wit:

14 On or about February 18, 2005, Defendant **SHEPPARD**, within Clark County, State of
15 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
16 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
17 0001840 of Official Records with the Office of the County Recorder of Clark County, Nevada
18 dated February 18, 2005. Said document was forged in that it purported to be signed by
19 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
20 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
21 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
22 order that the false documents be given full legal effect and that this criminal activity not be
23 discovered. This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
25 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

26 **COUNT 330**

27 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**

28 **FELONY NRS 205.120**

-- On or about February 18, 2005, Defendant **SHEPPARD**, within the County of Clark,
State of Nevada, did then and there plan, direct, and arrange to have a person authorized to

1 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about February 18, 2005, Defendant **SHEPPARD** planned, directed, and arranged
5 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
6 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
7 and willfully certify falsely that the execution of this instrument was acknowledged by her
8 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
9 DEED OF TRUST, Instrument No. 0001840 of Official Records filed in the Office of the
10 County Recorder of Clark County, Nevada dated February 18, 2005. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 331**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about February 23, 2005, Defendant **SHEPPARD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarized was not in the notary's presence, to
23 wit;

24 On or about February 23, 2005, Defendant **SHEPPARD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
26 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
27 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
28 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003198 of
Official Records filed in the Office of the County Recorder of Clark County, Nevada dated

1 February 23, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further
2 never signed said document. These actions were performed in a secretive manner in order
3 that the false documents be given full legal effect and that this criminal activity not be
4 discovered. This activity was discovered on or about December of 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a Gross Misdemeanor.

7 **COUNT 332**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about February 23, 2005 Defendant **SHEPPARD** did, in the County of Clark,
12 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
13 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
14 registered or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about February 23, 2005 Defendant **SHEPPARD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003198 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated February 23, 2005. Said document was forged in that it purported to be signed by
20 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
22 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
26 **RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 333

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about February 23, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about February 23, 2005, Defendant **SHEPPARD** planned, directed, and arranged to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003198 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated February 23, 2005. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 334

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about March 2, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

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1 On or about March 2, 2005, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
3 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
4 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003220 of
6 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
7 March 2, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
8 never signed said document. . These actions were performed in a secretive manner in order
9 that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 335**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
15 **(AID & ABET)**
16 **Felony NRS 239.330**

17 On or about March 2, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
18 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about March 2, 2005, Defendant **SHEPPARD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0003220 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated March 2, 2005. Said document was forged in that it purported to be signed by
26 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
27 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
28 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 336**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about March 2, 2005, Defendant **SHEPPARD**, within the County of Clark, State
9 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
10 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about March 2, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
14 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
15 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
16 willfully certify falsely that the execution of this instrument was acknowledged by her
17 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
18 DEED OF TRUST, Instrument No. 0003220 of Official Records filed in the Office of the
19 County Recorder of Clark County, Nevada dated March 2, 2005. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 337

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about March 3, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

On or about March 3, 2005, Defendant **SHEPPARD** within Clark County, State of Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002596 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated March 3, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 338

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about March 3, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about March 3, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a

1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0002596 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated March 3, 2005. Said document was forged in that it purported to be signed by
4 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
6 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.
9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
10 **RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 339**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about March 3, 2005, Defendant **SHEPPARD**, within the County of Clark, State
15 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
16 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
17 falsely that the execution of the instrument was acknowledged by a party thereto or that the
18 execution thereof was proved, to wit:

19 On or about March 3, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
20 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
21 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
22 willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0002596 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated March 3, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 340**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about March 7, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about March 7, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002950 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
17 March 7, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
18 never signed said document. These actions were performed in a secretive manner in order
19 that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 341**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about March 7, 2005 Defendant **SHEPPARD** did, in the County of Clark, State of
28 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about March 7, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0002950 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated March 7, 2005. Said document was forged in that it purported to be signed by
6 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
8 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 342**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about March 7, 2005, Defendant **SHEPPARD**, within the County of Clark, State
17 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
18 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about March 7, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
22 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
23 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
24 willfully certify falsely that the execution of this instrument was acknowledged by her
25 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
26 DEED OF TRUST, Instrument No. 0002950 of Official Records filed in the Office of the
27 County Recorder of Clark County, Nevada dated March 7, 2005. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 343**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about March 25, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarized was not in the notary's presence, to
12 wit;

13 On or about March 25, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003040 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
19 March 25, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
20 never signed said document. These actions were performed in a secretive manner in order
21 that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 344**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

29 On or about March 25, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
30 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about March 25, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada,
4 either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003040 of
6 Official Records with the Office of the County Recorder of Clark County, Nevada dated March
7 25, 2005. Said document was forged in that it purported to be signed by Defendant
8 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
9 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
10 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
11 false documents be given full legal effect and that this criminal activity not be discovered.
12 This activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 345**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about March 25, 2005, Defendant **SHEPPARD**, within the County of Clark, State
19 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
20 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
21 falsely that the execution of the instrument was acknowledged by a party thereto or that the
22 execution thereof was proved, to wit:

23 On or about March 25, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
24 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
25 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
26 willfully certify falsely that the execution of this instrument was acknowledged by her
27 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
28 DEED OF TRUST, Instrument No. 0003040 of Official Records filed in the Office of the
-- County Recorder of Clark County, Nevada dated March 25, 2005. These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 346**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about April 1, 2005, Defendant **SHEPPARD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarized was not in the notary's presence, to
13 wit;

14 On or about April 1, 2005, Defendant **SHEPPARD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
16 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
17 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
18 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003572 of
19 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April
20 1, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further never
21 signed said document. These actions were performed in a secretive manner in order that the
22 false documents be given full legal effect and that this criminal activity not be discovered.
23 This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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1 On or about April 1, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
2 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
3 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
4 willfully certify falsely that the execution of this instrument was acknowledged by her
5 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
6 DEED OF TRUST, Instrument No. 0003572 of Official Records filed in the Office of the
7 County Recorder of Clark County, Nevada dated April 1, 2005. These actions were performed
8 in a secretive manner in order that the false documents be given full legal effect and that this
9 criminal activity not be discovered. This activity was discovered on or about December of
10 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 349**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about April 6, 2005, Defendant **SHEPPARD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarized was not in the notary's presence, to
20 wit;

21 On or about April 6, 2005, Defendant **SHEPPARD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
23 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
24 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
25 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002566 of
26 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April
27 6, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further never
28 signed said document. These actions were performed in a secretive manner in order that the

1 false documents be given full legal effect and that this criminal activity not be discovered.

2 This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 350**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about April 6, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
10 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about April 6, 2005, Defendant **SHEPPARD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0002566 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated April 6, 2005. Said document was forged in that it purported to be signed by Defendant
18 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
19 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
20 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
21 false documents be given full legal effect and that this criminal activity not be discovered.

22 This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 351**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about April 6, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof

1 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
2 the execution of the instrument was acknowledged by a party thereto or that the execution
3 thereof was proved, to wit:

4 On or about April 6, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
5 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
6 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
7 willfully certify falsely that the execution of this instrument was acknowledged by her
8 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
9 DEED OF TRUST, Instrument No. 0002566 of Official Records filed in the Office of the
10 County Recorder of Clark County, Nevada dated April 6, 2005. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 352**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about April 19, 2005, Defendant **SHEPPARD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarized was not in the notary's presence, to
23 wit;

24 On or about April 19, 2005, Defendant **SHEPPARD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
26 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
27 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
28 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003711 of
Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April

1 19, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
2 signed said document. These actions were performed in a secretive manner in order that the
3 false documents be given full legal effect and that this criminal activity not be discovered.
4 This activity was discovered on or about December of 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 353**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about April 19, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
12 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about April 19, 2005, Defendant **SHEPPARD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003711 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated April 19, 2005. Said document was forged in that it purported to be signed by
20 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
22 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 354

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about April 19, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about April 19, 2005, Defendant **SHEPPARD** planned, directed, and arranged to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003711 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April 19, 2005. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 355

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about April 21, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

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1 On or about April 21, 2005, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
3 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
4 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003134 of
6 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April
7 21, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further never
8 signed said document. These actions were performed in a secretive manner in order that the
9 false documents be given full legal effect and that this criminal activity not be discovered.
10 This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 356**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
15 **(AID & ABET)**
16 **Felony NRS 239.330**

17 On or about April 21, 2005 Defendant **SHEPPARD** did, in the County of Clark, State of
18 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about April 21, 2005, Defendant **SHEPPARD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0003134 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated April 21, 2005. Said document was forged in that it purported to be signed by
26 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
27 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
28 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 357**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about April 21, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
9 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
10 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
11 the execution of the instrument was acknowledged by a party thereto or that the execution
12 thereof was proved, to wit:

13 On or about April 21, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
14 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
15 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
16 willfully certify falsely that the execution of this instrument was acknowledged by her
17 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
18 DEED OF TRUST, Instrument No. 0003134 of Official Records filed in the Office of the
19 County Recorder of Clark County, Nevada dated April 21, 2005. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0003409 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated April 27, 2005. Said document was forged in that it purported to be signed by
4 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
6 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 360**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about April 27, 2005 Defendant **SHEPPARD**, within the County of Clark, State of
15 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
16 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
17 the execution of the instrument was acknowledged by a party thereto or that the execution
18 thereof was proved, to wit:

19 On or about April 27, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
20 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
21 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
22 willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0003409 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated April 27, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 361**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about April 29, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about April 29, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003452 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April
17 29, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further never
18 signed said document. These actions were performed in a secretive manner in order that the
19 false documents be given full legal effect and that this criminal activity not be discovered.
20 This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor

23 **COUNT 362**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about April 29, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
28 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about April 29, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0003452 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated April 29, 2005. Said document was forged in that it purported to be signed by
6 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
8 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 363**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about April 29, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
17 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
18 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
19 the execution of the instrument was acknowledged by a party thereto or that the execution
20 thereof was proved, to wit:

21 On or about April 29, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
22 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
23 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
24 willfully certify falsely that the execution of this instrument was acknowledged by her
25 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
26 DEED OF TRUST, Instrument No. 0003452 of Official Records filed in the Office of the
27 County Recorder of Clark County, Nevada dated April 29, 2005. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 364**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about May 2, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarized was not in the notary's presence, to
12 wit;

13 On or about May 2, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003863 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May
19 2, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further never
20 signed said document. These actions were performed in a secretive manner in order that the
21 false documents be given full legal effect and that this criminal activity not be discovered.

22 This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 365**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

29 On or about May 2, 2005 Defendant **SHEPPARD** did, in the County of Clark, State of
30 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about May 2, 2005, Defendant **SHEPPARD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003863 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated May 2, 2005. Said document was forged in that it purported to be signed by Defendant
8 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
9 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
10 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
11 false documents be given full legal effect and that this criminal activity not be discovered. This
12 activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 366**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about May 2, 2005, **DEFENDANT SHEPPARD**, within the County of Clark, State
19 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
20 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
21 falsely that the execution of the instrument was acknowledged by a party thereto or that the
22 execution thereof was proved, to wit:

23 On or about May 2, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
24 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
25 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
26 willfully certify falsely that the execution of this instrument was acknowledged by her
27 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
28 DEED OF TRUST, Instrument No. 0003863 of Official Records filed in the Office of the
-- County Recorder of Clark County, Nevada dated May 2, 2005. These actions were performed

1 in a secretive manner in order that the false documents be given full legal effect and that this
2 criminal activity not be discovered. This activity was discovered on or about December of
3 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 367**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about May 19, 2005, Defendant **SHEPPARD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarized was not in the notary's presence, to
13 wit;

14 On or about May 19, 2005, Defendant **SHEPPARD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
16 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
17 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
18 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004863 of
19 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May
20 19, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
21 signed said document. These actions were performed in a secretive manner in order that the
22 false documents be given full legal effect and that this criminal activity not be discovered.
23 This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 368

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

On or about May 19, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about May 19, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004863 of Official Records with the Office of the County Recorder of Clark County, Nevada dated May 19, 2005. Said document was forged in that it purported to be signed by Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 369

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

On or about May 19, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

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1 On or about May 19, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
2 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
3 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
4 willfully certify falsely that the execution of this instrument was acknowledged by her
5 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
6 DEED OF TRUST, Instrument No. 0004863 of Official Records filed in the Office of the
7 County Recorder of Clark County, Nevada dated May 19, 2005. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 370**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about May 24, 2005, Defendant **SHEPPARD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarized was not in the notary's presence, to
20 wit;

21 On or about May 24, 2005, Defendant **SHEPPARD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
23 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
24 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
25 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003090 of
26 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May
27 24, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
28 signed said document. These actions were performed in a secretive manner in order that the

1 false documents be given full legal effect and that this criminal activity not be discovered.

2 This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT**
4 **IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 371**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

7 **(AID & ABET)**

8 **Felony NRS 239.330**

9 On or about May 24, 2005 Defendant **SHEPPARD** did, in the County of Clark, State of
10 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about May 24, 2005, Defendant **SHEPPARD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0003090 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated May 24, 2005. Said document was forged in that it purported to be signed by
18 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
20 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 372**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**

27 **FELONY NRS 205.120**

28 On or about May 24, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof

1 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
2 the execution of the instrument was acknowledged by a party thereto or that the execution
3 thereof was proved, to wit:

4 On or about May 24, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
5 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
6 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
7 willfully certify falsely that the execution of this instrument was acknowledged by her
8 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
9 DEED OF TRUST, Instrument No. 0003090 of Official Records filed in the Office of the
10 County Recorder of Clark County, Nevada dated May 24, 2005. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 373**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about May 25, 2005, Defendant **SHEPPARD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarized was not in the notary's presence, to
23 wit;

24 On or about May 25, 2005, Defendant **SHEPPARD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
26 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
27 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
28 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003978 of
Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May

1 25, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
2 signed said document. These actions were performed in a secretive manner in order that the
3 false documents be given full legal effect and that this criminal activity not be discovered.
4 This activity was discovered on or about December of 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 374**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about May 25, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
12 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about May 25, 2005, Defendant **SHEPPARD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003978 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated May 25, 2005. Said document was forged in that it purported to be signed by
20 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
22 **DEFENDANT SHEPPARD** well knew. These actions were performed in a secretive manner
23 in order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 375

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about May 25, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about May 25, 2005, Defendant **SHEPPARD** planned, directed, and arranged to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003978 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May 25, 2005. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 376

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about May 31, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

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1 On or about May 31, 2005, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
3 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
4 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004121 of
6 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May
7 31, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
8 signed said document. These actions were performed in a secretive manner in order that the
9 false documents be given full legal effect and that this criminal activity not be discovered.
10 This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 377**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

15 **(AID & ABET)**

16 **Felony NRS 239.330**

17 On or about May 31, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
18 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about May 31, 2005, Defendant **SHEPPARD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0004121 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated May 31, 2005. Said document was forged in that it purported to be signed by
26 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
27 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
28 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 378**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about May 31, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
9 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
10 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
11 the execution of the instrument was acknowledged by a party thereto or that the execution
12 thereof was proved, to wit:

13 On or about May 31, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
14 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
15 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
16 willfully certify falsely that the execution of this instrument was acknowledged by her
17 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
18 DEED OF TRUST, Instrument No. 0004121 of Official Records filed in the Office of the
19 County Recorder of Clark County, Nevada dated May 31, 2005. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 379

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about June 2, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

On or about June 2, 2005, Defendant **SHEPPARD** within Clark County, State of Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002962 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated June 2, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 380

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about June 2, 2005 Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about June 2, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF

1 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002962 of
2 Official Records with the Office of the County Recorder of Clark County, Nevada dated June
3 2, 2005. Said document was forged in that it purported to be signed by Defendant
4 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
5 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
6 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
7 false documents be given full legal effect and that this criminal activity not be discovered.
8 This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 381**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about June 2, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
15 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
16 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
17 the execution of the instrument was acknowledged by a party thereto or that the execution
18 thereof was proved, to wit:

19 On or about June 2, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
20 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
21 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
22 willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0002962 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated June 2, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 382**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about June 8, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about June 8, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002759 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
17 June 8, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
18 never signed said document. These actions were performed in a secretive manner in order
19 that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 383**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about June 8, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
28 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about June 8, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0002759 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated June 8, 2005. Said document was forged in that it purported to be signed by Defendant
6 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
7 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant well knew.
8 These actions were performed in a secretive manner in order that the false documents be
9 given full legal effect and that this criminal activity not be discovered. This activity was
10 discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 384**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about June 8, 2005 Defendant **SHEPPARD**, within the County of Clark, State of
17 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
18 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
19 the execution of the instrument was acknowledged by a party thereto or that the execution
20 thereof was proved, to wit:

21 On or about June 8, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
22 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
23 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
24 willfully certify falsely that the execution of this instrument was acknowledged by her
25 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
26 DEED OF TRUST, Instrument No. 0002759 of Official Records filed in the Office of the
27 County Recorder of Clark County, Nevada dated June 8, 2005. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 385**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about June 10, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarized was not in the notary's presence, to
12 wit;

13 On or about June 10, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003013 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
19 June 10, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
20 never signed said document. These actions were performed in a secretive manner in order
21 that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 386**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

29 On or about June 10, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
30 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about June 10, 2005, Defendant **SHEPPARD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003013 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated June 10, 2005. Said document was forged in that it purported to be signed by
8 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
9 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
10 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
11 order that the false documents be given full legal effect and that this criminal activity not be
12 discovered. This activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 387**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about June 10, 2005, Defendant **SHEPPARD**, within the County of Clark, State
19 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
20 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
21 falsely that the execution of the instrument was acknowledged by a party thereto or that the
22 execution thereof was proved, to wit:

23 On or about June 10, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
24 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
25 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
26 willfully certify falsely that the execution of this instrument was acknowledged by her
27 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
28 DEED OF TRUST, Instrument No. 0003013 of Official Records filed in the Office of the
-- County Recorder of Clark County, Nevada dated June 10, 2005. These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 388**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about June 13, 2005, Defendant **SHEPPARD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarized was not in the notary's presence, to
13 wit;

14 On or about June 13, 2005, Defendant **SHEPPARD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
16 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
17 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
18 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003545 of
19 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
20 June 13, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further
21 never signed said document. These actions were performed in a secretive manner in order
22 that the false documents be given full legal effect and that this criminal activity not be
23 discovered. This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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1 **COUNT 389**

2 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

3 **(AID & ABET)**

4 **Felony NRS 239.330**

5 On or about June 13, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
6 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
7 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
8 or recorded in a public office under the law of the State of Nevada, to wit:

9 On or about June 13, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
11 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
12 0003545 of Official Records with the Office of the County Recorder of Clark County, Nevada
13 dated June 13, 2005. Said document was forged in that it purported to be signed by
14 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
15 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
16 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
17 order that the false documents be given full legal effect and that this criminal activity not be
18 discovered. This activity was discovered on or about December of 2010.

19 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
20 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

21 **COUNT 390**

22 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**

23 **FELONY NRS 205.120**

24 On or about June 13, 2005, Defendant **SHEPPARD**, within the County of Clark, State
25 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
26 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
27 falsely that the execution of the instrument was acknowledged by a party thereto or that the
28 execution thereof was proved, to wit:

On or about June 13, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary

1 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
2 willfully certify falsely that the execution of this instrument was acknowledged by her
3 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
4 DEED OF TRUST, Instrument No. 0003545 of Official Records filed in the Office of the
5 County Recorder of Clark County, Nevada dated June 13, 2005. These actions were
6 performed in a secretive manner in order that the false documents be given full legal effect
7 and that this criminal activity not be discovered. This activity was discovered on or about
8 December of 2010.

9 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
10 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

11 **COUNT 391**

12 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
13 **(AID & ABET)**
14 **GROSS MISDEMEANOR NRS 240.155(2)**

15 On or about June 14, 2005, Defendant **SHEPPARD**, within Clark County, State of
16 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
17 when said person whose signature was being notarized was not in the notary's presence, to
18 wit;

19 On or about June 14, 2005, Defendant **SHEPPARD** within Clark County, State of
20 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
21 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
22 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
23 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003649 of
24 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
25 June 14, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
26 never signed said document. These actions were performed in a secretive manner in order
27 that the false documents be given full legal effect and that this criminal activity not be
28 discovered. This activity was discovered on or about December of 2010.

1 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
2 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

3 **COUNT 392**

4 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
5 **(AID & ABET)**
6 **Felony NRS 239.330**

7 On or about June 14, 2005 Defendant **SHEPPARD** did, in the County of Clark, State of
8 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
9 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
10 or recorded in a public office under the law of the State of Nevada, to wit:

11 On or about June 14, 2005, Defendant **SHEPPARD**, within Clark County, State of
12 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
13 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
14 0003649 of Official Records with the Office of the County Recorder of Clark County, Nevada
15 dated June 14, 2005. Said document was forged in that it purported to be signed by
16 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
17 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
18 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
19 order that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
22 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

23 **COUNT 393**

24 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
25 **FELONY NRS 205.120**

26 On or about June 14, 2005, Defendant **SHEPPARD**, within the County of Clark, State
27 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
28 proof or acknowledgment of an instrument which by law may be recorded, willfully certify

1 falsely that the execution of the instrument was acknowledged by a party thereto or that the
2 execution thereof was proved, to wit:

3 On or about June 14, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
4 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
5 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
6 willfully certify falsely that the execution of this instrument was acknowledged by her
7 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
8 DEED OF TRUST, Instrument No. 0003649 of Official Records filed in the Office of the
9 County Recorder of Clark County, Nevada dated June 14, 2005. These actions were
10 performed in a secretive manner in order that the false documents be given full legal effect
11 and that this criminal activity not be discovered. This activity was discovered on or about
12 December of 2010.

13 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
14 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

15 **COUNT 394**

16 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
17 **(AID & ABET)**
18 **GROSS MISDEMEANOR NRS 240.155(2)**

19 On or about June 21, 2005, Defendant **SHEPPARD**, within Clark County, State of
20 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
21 when said person whose signature was being notarized was not in the notary's presence, to
22 wit;

23 On or about June 21, 2005, Defendant **SHEPPARD** within Clark County, State of
24 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
25 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
26 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
27 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003758 of
28 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
June 21, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further

1 never signed said document. These actions were performed in a secretive manner in order
2 that the false documents be given full legal effect and that this criminal activity not be
3 discovered. This activity was discovered on or about December of 2010.

4 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
5 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

6 **COUNT 395**

7 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

8 **(AID & ABET)**

9 **Felony NRS 239.330**

10 On or about June 21, 2005 Defendant **SHEPPARD** did, in the County of Clark, State of
11 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
12 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
13 or recorded in a public office under the law of the State of Nevada, to wit:

14 On or about June 21, 2005, Defendant **SHEPPARD**, within Clark County, State of
15 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
16 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
17 0003758 of Official Records with the Office of the County Recorder of Clark County, Nevada
18 dated June 21, 2005. Said document was forged in that it purported to be signed by
19 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
20 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
21 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
22 order that the false documents be given full legal effect and that this criminal activity not be
23 discovered. This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
25 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 396

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about June 21, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about June 21, 2005, Defendant **SHEPPARD** planned, directed, and arranged to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003758 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated June 21, 2005. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 397

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about July 28, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

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1 On or about July 28, 2005, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
3 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
4 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003610 of
6 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated July
7 28, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further never
8 signed said document. These actions were performed in a secretive manner in order that the
9 false documents be given full legal effect and that this criminal activity not be discovered.
10 This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 398**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
15 **(AID & ABET)**
16 **Felony NRS 239.330**

17 On or about July 28, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
18 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about July 28, 2005, Defendant **SHEPPARD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0003610 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated July 28, 2005. Said document was forged in that it purported to be signed by Defendant
26 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
27 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
28 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the

1 false documents be given full legal effect and that this criminal activity not be discovered.

2 This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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6 **COUNT 399**

7 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
8 **FELONY NRS 205.120**

9 On or about July 28, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
10 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
11 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
12 the execution of the instrument was acknowledged by a party thereto or that the execution
13 thereof was proved, to wit:

14 On or about July 28, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
15 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
16 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
17 willfully certify falsely that the execution of this instrument was acknowledged by her
18 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
19 DEED OF TRUST, Instrument No. 0003610 of Official Records filed in the Office of the
20 County Recorder of Clark County, Nevada dated July 28, 2005. These actions were
21 performed in a secretive manner in order that the false documents be given full legal effect
22 and that this criminal activity not be discovered. This activity was discovered on or about
23 December of 2010.

24 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
25 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 400

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about August 2, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

On or about August 2, 2005, Defendant **SHEPPARD** within Clark County, State of Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003577 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated August 2, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 401

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about August 2, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about August 2, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a

1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0003577 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated August 2, 2005. Said document was forged in that it purported to be signed by
4 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
6 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 402**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about August 2, 2005, Defendant **SHEPPARD**, within the County of Clark, State
15 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
16 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
17 falsely that the execution of the instrument was acknowledged by a party thereto or that the
18 execution thereof was proved, to wit:

19 On or about August 2, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
20 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
21 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
22 willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0003577 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated August 2, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 403**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about August 5, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about August 5, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002420 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
17 August 5, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
18 never signed said document. These actions were performed in a secretive manner in order
19 that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 404**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about August 5, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
28 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about August 5, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0002420 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated August 5, 2005. Said document was forged in that it purported to be signed by
6 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
8 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 405**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about August 5, 2005, Defendant **SHEPPARD**, within the County of Clark, State
17 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
18 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about August 5, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
22 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
23 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
24 willfully certify falsely that the execution of this instrument was acknowledged by her
25 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
26 DEED OF TRUST, Instrument No. 0002420 of Official Records filed in the Office of the
27 County Recorder of Clark County, Nevada dated August 5, 2005. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 406**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about August 11, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarized was not in the notary's presence, to
12 wit;

13 On or about August 11, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003341 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
19 August 11, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further
20 never signed said document. These actions were performed in a secretive manner in order
21 that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 407**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

29 On or about August 11, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
30 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about August 11, 2005, Defendant **SHEPPARD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003341 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated August 11, 2005. Said document was forged in that it purported to be signed by
8 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
9 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
10 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
11 order that the false documents be given full legal effect and that this criminal activity not be
12 discovered. This activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 408**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about August 11, 2005, Defendant **SHEPPARD**, within the County of Clark, State
19 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
20 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
21 falsely that the execution of the instrument was acknowledged by a party thereto or that the
22 execution thereof was proved, to wit:

23 On or about August 11, 2005, Defendant **SHEPPARD** planned, directed, and arranged
24 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
25 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
26 and willfully certify falsely that the execution of this instrument was acknowledged by her
27 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
28 DEED OF TRUST, Instrument No. 0003341 of Official Records filed in the Office of the
-- County Recorder of Clark County, Nevada dated August 11, 2005. These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 409**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about September 14, 2005, Defendant **SHEPPARD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarized was not in the notary's presence, to
13 wit;

14 On or about September 14, 2005, Defendant **SHEPPARD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
16 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
17 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
18 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003653 of
19 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
20 September 14, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and
21 further never signed said document. These actions were performed in a secretive manner in
22 order that the false documents be given full legal effect and that this criminal activity not be
23 discovered. This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 410

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

On or about September 14, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about September 14, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003653 of Official Records with the Office of the County Recorder of Clark County, Nevada dated September 14, 2005. Said document was forged in that it purported to be signed by Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 411

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

On or about September 14, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

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1 On or about September 14, 2005, Defendant **SHEPPARD** planned, directed, and
2 arranged to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
3 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
4 and willfully certify falsely that the execution of this instrument was acknowledged by her
5 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
6 DEED OF TRUST, Instrument No. 0003653 of Official Records filed in the Office of the
7 County Recorder of Clark County, Nevada dated September 14, 2005. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 412**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about September 23, 2005, Defendant **SHEPPARD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarized was not in the notary's presence, to
20 wit;

21 On or about September 23, 2005, Defendant **SHEPPARD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
23 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
24 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
25 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0005066 of
26 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
27 September 23, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and
28 further never signed said document. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 413**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about September 23, 2005, Defendant **SHEPPARD** did, in the County of Clark,
10 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
11 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
12 registered or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about September 23, 2005, Defendant **SHEPPARD**, within Clark County, State
14 of Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0005066 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated September 23, 2005. Said document was forged in that it purported to be signed by
18 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
20 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
24 **RECORDING**, a violation of **NRS 239.330**, a category C felony.

25 **COUNT 414**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about September 23, 2005, Defendant **SHEPPARD**, within the County of Clark,
State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
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1 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about September 23, 2005, Defendant **SHEPPARD** planned, directed, and
5 arranged to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
6 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
7 and willfully certify falsely that the execution of this instrument was acknowledged by her
8 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
9 DEED OF TRUST, Instrument No. 0005066 of Official Records filed in the Office of the
10 County Recorder of Clark County, Nevada dated September 23, 2005. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 415**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about January 13, 2005, Defendant **SHEPPARD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarized was not in the notary's presence, to
23 wit;

24 On or about January 13, 2005, Defendant **SHEPPARD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
26 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
27 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
28 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003514 of
-- Official Records filed in the Office of the County Recorder of Clark County, Nevada dated

1 January 13, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
2 never signed said document. These actions were performed in a secretive manner in order
3 that the false documents be given full legal effect and that this criminal activity not be
4 discovered. This activity was discovered on or about December of 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN**
6 **PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 416**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about January 13, 2005, Defendant **SHEPPARD** did, in the County of Clark,
12 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
13 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
14 registered or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about January 13, 2005, Defendant **SHEPPARD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003514 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated January 13, 2005. Said document was forged in that it purported to be signed by
20 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
22 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR**
26 **RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 417

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about January 13, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about January 13, 2005, Defendant **SHEPPARD** planned, directed, and arranged to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003514 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated January 13, 2005. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 418

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about January 6, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

On or about January 6, 2005, Defendant **SHEPPARD** within Clark County, State of Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a

1 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
2 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
3 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003905 of
4 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
5 January 6, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
6 never signed said document. These actions were performed in a secretive manner in order
7 that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
10 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

11 **COUNT 419**

12 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

13 **(AID & ABET)**

14 **Felony NRS 239.330**

15 On or about January 6, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
16 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
17 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
18 or recorded in a public office under the law of the State of Nevada, to wit:

19 On or about January 6, 2005, Defendant **SHEPPARD**, within Clark County, State of
20 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
21 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
22 0003905 of Official Records with the Office of the County Recorder of Clark County, Nevada
23 dated January 6, 2005. Said document was forged in that it purported to be signed by
24 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
25 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
26 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
27 order that the false documents be given full legal effect and that this criminal activity not be
28 discovered. This activity was discovered on or about December of 2010.

1 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
2 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

3 **COUNT 420**

4 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
5 **FELONY NRS 205.120**

6 On or about January 6, 2005, **DEFENDANT SHEPPARD**, within the County of Clark,
7 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
8 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
9 falsely that the execution of the instrument was acknowledged by a party thereto or that the
10 execution thereof was proved, to wit:

11 On or about January 6, 2005, Defendant **SHEPPARD** planned, directed, and arranged
12 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
13 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
14 and willfully certify falsely that the execution of this instrument was acknowledged by her
15 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
16 DEED OF TRUST, Instrument No. 0003905 of Official Records filed in the Office of the
17 County Recorder of Clark County, Nevada dated January 6, 2005. These actions were
18 performed in a secretive manner in order that the false documents be given full legal effect
19 and that this criminal activity not be discovered. This activity was discovered on or about
20 December of 2010.

21 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
22 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

23 **COUNT 421**

24 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
25 **(AID & ABET)**
26 **GROSS MISDEMEANOR NRS 240.155(2)**

27 On or about January 7, 2005, Defendant **SHEPPARD**, within Clark County, State of
28 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
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1 when said person whose signature was being notarized was not in the notary's presence, to
2 wit;

3 On or about January 7, 2005, Defendant **SHEPPARD** within Clark County, State of
4 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
5 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
6 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
7 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002574 of
8 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
9 January 7, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
10 never signed said document. These actions were performed in a secretive manner in order
11 that the false documents be given full legal effect and that this criminal activity not be
12 discovered. This activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
14 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

15 **COUNT 422**

16 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

17 **(AID & ABET)**

18 **Felony NRS 239.330**

19 On or about January 7, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
20 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
21 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
22 or recorded in a public office under the law of the State of Nevada, to wit:

23 On or about January 7, 2005, Defendant **SHEPPARD**, within Clark County, State of
24 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0002574 of Official Records with the Office of the County Recorder of Clark County, Nevada
27 dated January 7, 2005. Said document was forged in that it purported to be signed by
28 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as

1 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
2 order that the false documents be given full legal effect and that this criminal activity not be
3 discovered. This activity was discovered on or about December of 2010.

4 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
5 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

6 **COUNT 423**

7 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
8 **FELONY NRS 205.120**

9 On or about January 7, 2005, Defendant **SHEPPARD**, within the County of Clark, State
10 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
11 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
12 falsely that the execution of the instrument was acknowledged by a party thereto or that the
13 execution thereof was proved, to wit:

14 On or about January 7, 2005, Defendant **SHEPPARD** planned, directed, and arranged
15 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
16 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
17 and willfully certify falsely that the execution of this instrument was acknowledged by her
18 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
19 DEED OF TRUST, Instrument No. 0002574 of Official Records filed in the Office of the
20 County Recorder of Clark County, Nevada dated January 7, 2005. These actions were
21 performed in a secretive manner in order that the false documents be given full legal effect
22 and that this criminal activity not be discovered. This activity was discovered on or about
23 December of 2010.

24 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
25 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 424

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about January 20, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

On or about January 20, 2005, Defendant **SHEPPARD** within Clark County, State of Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003267 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated January 20, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 425

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about January 20, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about January 20, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a

1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0003267 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated January 20, 2005. Said document was forged in that it purported to be signed by
4 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
6 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 426**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about January 20, 2005, Defendant **SHEPPARD**, within the County of Clark,
15 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
16 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
17 falsely that the execution of the instrument was acknowledged by a party thereto or that the
18 execution thereof was proved, to wit:

19 On or about January 20, 2005, Defendant **SHEPPARD** planned, directed, and arranged
20 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
21 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
22 and willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0003267 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated January 20, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 427**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about January 24, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about January 24, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002737 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
17 January 24, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
18 never signed said document. These actions were performed in a secretive manner in order
19 that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT428**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about January 24, 2005, Defendant **SHEPPARD** did, in the County of Clark,
28 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about January 24, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0002737 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated January 24, 2005. Said document was forged in that it purported to be signed by
6 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
8 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 429**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about January 24, 2005, Defendant **SHEPPARD**, within the County of Clark,
17 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
18 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about January 24, 2005, Defendant **SHEPPARD** planned, directed, and arranged
22 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
23 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
24 and willfully certify falsely that the execution of this instrument was acknowledged by her
25 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
26 DEED OF TRUST, Instrument No. 0002737 of Official Records filed in the Office of the
27 County Recorder of Clark County, Nevada dated January 24, 2005. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 430**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about January 27, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarized was not in the notary's presence, to
12 wit;

13 On or about January 27, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002456 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
19 January 27, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
20 never signed said document. These actions were performed in a secretive manner in order
21 that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 431

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

On or about January 27, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about January 27, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002456 of Official Records with the Office of the County Recorder of Clark County, Nevada dated January 27, 2005. Said document was forged in that it purported to be signed by Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 432

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

On or about January 27, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

1 On or about January 27, 2005, Defendant **SHEPPARD** planned, directed, and arranged
2 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
3 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
4 and willfully certify falsely that the execution of this instrument was acknowledged by her
5 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
6 DEED OF TRUST, Instrument No. 0002456 of Official Records filed in the Office of the
7 County Recorder of Clark County, Nevada dated January 27, 2005. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 433**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about January 31, 2005, Defendant **SHEPPARD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarized was not in the notary's presence, to
20 wit;

21 On or about January 31, 2005, Defendant **SHEPPARD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
23 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
24 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
25 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003173 of
26 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
27 January 31, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
28 never signed said document. These actions were performed in a secretive manner in order

1 that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 434**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about January 31, 2005, Defendant **SHEPPARD** did, in the County of Clark,
10 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
11 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
12 registered or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about January 31, 2005, Defendant **SHEPPARD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0003173 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated January 31, 2005. Said document was forged in that it purported to be signed by
18 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
20 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 435**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about January 31, 2005, Defendant **SHEPPARD**, within the County of Clark,
State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
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1 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about January 31, 2005, Defendant **SHEPPARD** planned, directed, and arranged
5 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
6 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
7 and willfully certify falsely that the execution of this instrument was acknowledged by her
8 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
9 DEED OF TRUST, Instrument No. 0003173 of Official Records filed in the Office of the
10 County Recorder of Clark County, Nevada dated January 31, 2005. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 436**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about February 1, 2005, Defendant **SHEPPARD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarized was not in the notary's presence, to
23 wit;

24 On or about February 1, 2005, Defendant **SHEPPARD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
26 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
27 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
28 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003489 of
Official Records filed in the Office of the County Recorder of Clark County, Nevada dated

1 February 1, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
2 never signed said document. These actions were performed in a secretive manner in order
3 that the false documents be given full legal effect and that this criminal activity not be
4 discovered. This activity was discovered on or about December of 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 437**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about February 1, 2005 Defendant **SHEPPARD** did, in the County of Clark, State
12 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about February 1, 2005, Defendant **SHEPPARD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003489 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated February 1, 2005. Said document was forged in that it purported to be signed by
20 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
22 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of **NRS 239.330**, a category C felony.

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COUNT 438

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about February 1, 2005, **DEFENDANT SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about February 1, 2005, Defendant **SHEPPARD** planned, directed, and arranged to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003489 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated February 1, 2005. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 439

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about February 10, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

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1 On or about February 10, 2005, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
3 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
4 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003362 of
6 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
7 February 10, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further
8 never signed said document. These actions were performed in a secretive manner in order
9 that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 440**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

15 **(AID & ABET)**

16 **Felony NRS 239.330**

17 On or about February 10, 2005 Defendant **SHEPPARD** did, in the County of Clark,
18 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
19 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
20 registered or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about February 10, 2005, Defendant **SHEPPARD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0003362 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated February 10, 2005. Said document was forged in that it purported to be signed by
26 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
27 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
28 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 441**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about February 10, 2005, Defendant **SHEPPARD**, within the County of Clark,
9 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
10 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about February 10, 2005, Defendant **SHEPPARD** planned, directed, and arranged
14 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
15 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
16 and willfully certify falsely that the execution of this instrument was acknowledged by her
17 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
18 DEED OF TRUST, Instrument No. 0003362 of Official Records filed in the Office of the
19 County Recorder of Clark County, Nevada dated February 10, 2005. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 442

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about February 14, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

On or about February 14, 2005, Defendant **SHEPPARD** within Clark County, State of Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0001818 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated February 14, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 443

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about February 14, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about February 14, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a

1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0001818 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated February 14, 2005. Said document was forged in that it purported to be signed by
4 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
6 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 444**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about February 14, 2005, Defendant **SHEPPARD**, within the County of Clark,
15 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
16 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
17 falsely that the execution of the instrument was acknowledged by a party thereto or that the
18 execution thereof was proved, to wit:

19 On or about February 14, 2005, Defendant **SHEPPARD** planned, directed, and arranged
20 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
21 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
22 and willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0001818 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated February 14, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 445**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about February 28, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about February 28, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003790 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
17 February 28, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further
18 never signed said document. These actions were performed in a secretive manner in order
19 that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 446**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about February 28, 2005, Defendant **SHEPPARD** did, in the County of Clark,
28 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about February 28, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0003790 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated February 28, 2005. Said document was forged in that it purported to be signed by
6 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
8 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 447**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about February 28, 2005, Defendant **SHEPPARD**, within the County of Clark,
17 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
18 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about February 28, 2005, Defendant **SHEPPARD** planned, directed, and arranged
22 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
23 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
24 and willfully certify falsely that the execution of this instrument was acknowledged by her
25 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
26 DEED OF TRUST, Instrument No. 0003790 of Official Records filed in the Office of the
27 County Recorder of Clark County, Nevada dated February 28, 2005. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 448**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about March 8, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarized was not in the notary's presence, to
12 wit;

13 On or about March 8, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003527 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
19 March 8, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
20 never signed said document. These actions were performed in a secretive manner in order
21 that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 449**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

29 On or about March 8, 2005 Defendant **SHEPPARD** did, in the County of Clark, State of
30 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about March 8, 2005, Defendant **SHEPPARD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003527 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated March 8, 2005. Said document was forged in that it purported to be signed by
8 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
9 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
10 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
11 order that the false documents be given full legal effect and that this criminal activity not be
12 discovered. This activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 450**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about March 8, 2005, Defendant **SHEPPARD**, within the County of Clark, State
19 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
20 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
21 falsely that the execution of the instrument was acknowledged by a party thereto or that the
22 execution thereof was proved, to wit:

23 On or about March 8, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
24 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
25 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
26 willfully certify falsely that the execution of this instrument was acknowledged by her
27 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
28 DEED OF TRUST, Instrument No. 0003527 of Official Records filed in the Office of the
-- County Recorder of Clark County, Nevada dated March 8, 2005. These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 451**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about March 10, 2005, Defendant **SHEPPARD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarized was not in the notary's presence, to
13 wit;

14 On or about March 10, 2005, Defendant **SHEPPARD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
16 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
17 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
18 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002855 of
19 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
20 March 10, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
21 never signed said document. These actions were performed in a secretive manner in order
22 that the false documents be given full legal effect and that this criminal activity not be
23 discovered. This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 452

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

On or about March 10, 2005 Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about March 10, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002855 of Official Records with the Office of the County Recorder of Clark County, Nevada dated March 10, 2005. Said document was forged in that it purported to be signed by Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 453

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

On or about March 10, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

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1 On or about March 10, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
2 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
3 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
4 willfully certify falsely that the execution of this instrument was acknowledged by her
5 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
6 DEED OF TRUST, Instrument No. 0002855 of Official Records filed in the Office of the
7 County Recorder of Clark County, Nevada dated March 10, 2005. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 454**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about March 18, 2005, Defendant **SHEPPARD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarized was not in the notary's presence, to
20 wit;

21 On or about March 18, 2005, Defendant **SHEPPARD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
23 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
24 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
25 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002869 of
26 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
27 March 18, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
28 never signed said document. These actions were performed in a secretive manner in order

1 that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 455**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about March 18, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
10 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about March 18, 2005, Defendant **SHEPPARD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0002869 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated March 18, 2005. Said document was forged in that it purported to be signed by
18 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
20 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 456**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about March 18, 2005, Defendant **SHEPPARD**, within the County of Clark, State
of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
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1 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about March 18, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
5 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
6 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
7 willfully certify falsely that the execution of this instrument was acknowledged by her
8 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
9 DEED OF TRUST, Instrument No. 0002869 of Official Records filed in the Office of the
10 County Recorder of Clark County, Nevada dated March 18, 2005. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 457**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about March 31, 2005, Defendant **SHEPPARD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarized was not in the notary's presence, to
23 wit;

24 On or about March 31, 2005, Defendant **SHEPPARD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
26 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
27 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
28 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004973 of
Official Records filed in the Office of the County Recorder of Clark County, Nevada dated

1 March 31, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
2 never signed said document. These actions were performed in a secretive manner in order
3 that the false documents be given full legal effect and that this criminal activity not be
4 discovered. This activity was discovered on or about December of 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 458**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about March 31, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
12 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about March 31, 2005, Defendant **SHEPPARD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0004973 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated March 31, 2005. Said document was forged in that it purported to be signed by
20 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
22 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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1 **COUNT 459**

2 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
3 **FELONY NRS 205.120**

4 On or about March 31, 2005, Defendant **SHEPPARD**, within the County of Clark, State
5 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
6 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
7 falsely that the execution of the instrument was acknowledged by a party thereto or that the
8 execution thereof was proved, to wit:

9 On or about March 31, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
10 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
11 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
12 willfully certify falsely that the execution of this instrument was acknowledged by her
13 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
14 DEED OF TRUST, Instrument No. 0004973 of Official Records filed in the Office of the
15 County Recorder of Clark County, Nevada dated March 31, 2005. These actions were
16 performed in a secretive manner in order that the false documents be given full legal effect
17 and that this criminal activity not be discovered. This activity was discovered on or about
18 December of 2010.

19 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
20 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

21 **COUNT 460**

22 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
23 **(AID & ABET)**
24 **GROSS MISDEMEANOR NRS 240.155(2)**

25 On or about April 7, 2005, Defendant **SHEPPARD**, within Clark County, State of
26 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
27 when said person whose signature was being notarized was not in the notary's presence, to
28 wit;

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1 On or about April 7, 2005, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
3 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
4 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002792 of
6 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April
7 7, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
8 signed said document. These actions were performed in a secretive manner in order that the
9 false documents be given full legal effect and that this criminal activity not be discovered. This
10 activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 461**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
15 **(AID & ABET)**
16 **Felony NRS 239.330**

17 On or about April 7, 2005 Defendant **SHEPPARD** did, in the County of Clark, State of
18 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about April 7, 2005, Defendant **SHEPPARD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0002792 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated April 7, 2005. Said document was forged in that it purported to be signed by Defendant
26 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
27 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
28 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the

1 false documents be given full legal effect and that this criminal activity not be discovered. This
2 activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 462**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about April 7, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
9 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
10 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
11 the execution of the instrument was acknowledged by a party thereto or that the execution
12 thereof was proved, to wit:

13 On or about April 7, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
14 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
15 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
16 willfully certify falsely that the execution of this instrument was acknowledged by her
17 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
18 DEED OF TRUST, Instrument No. 0002792 of Official Records filed in the Office of the
19 County Recorder of Clark County, Nevada dated April 7, 2005. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0002752 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated April 12, 2005. Said document was forged in that it purported to be signed by
4 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
6 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 465**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about April 12, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
15 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
16 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
17 the execution of the instrument was acknowledged by a party thereto or that the execution
18 thereof was proved, to wit:

19 On or about April 12, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
20 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
21 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
22 willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0002752 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated April 12, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 466**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about April 14, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about April 14, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002310 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April
17 14, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
18 signed said document. These actions were performed in a secretive manner in order that the
19 false documents be given full legal effect and that this criminal activity not be discovered. This
20 activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 467**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about April 14, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
28 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about April 14, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0002310 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated April 14, 2005. Said document was forged in that it purported to be signed by
6 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
8 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 468**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about April 14, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
17 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
18 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
19 the execution of the instrument was acknowledged by a party thereto or that the execution
20 thereof was proved, to wit:

21 On or about April 14, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
22 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
23 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
24 willfully certify falsely that the execution of this instrument was acknowledged by her
25 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
26 DEED OF TRUST, Instrument No. 0002310 of Official Records filed in the Office of the
27 County Recorder of Clark County, Nevada dated April 14, 2005. these actions were performed
28 in a secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 469**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about April 18, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarized was not in the notary's presence, to
12 wit;

13 On or about April 18, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002534 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April
19 18, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
20 signed said document. These actions were performed in a secretive manner in order that the
21 false documents be given full legal effect and that this criminal activity not be discovered. This
22 activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 470**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

29 On or about April 18, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
30 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about April 18, 2005, Defendant **SHEPPARD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0002534 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated April 18, 2005. Said document was forged in that it purported to be signed by
8 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
9 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
10 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
11 order that the false documents be given full legal effect and that this criminal activity not be
12 discovered. This activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 471**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about April 18, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
19 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
20 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
21 the execution of the instrument was acknowledged by a party thereto or that the execution
22 thereof was proved, to wit:

23 On or about April 18, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
24 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
25 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
26 willfully certify falsely that the execution of this instrument was acknowledged by her
27 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
28 DEED OF TRUST, Instrument No. 0002534 of Official Records filed in the Office of the
-- County Recorder of Clark County, Nevada dated April 18, 2005. These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 472**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about April 22, 2005, Defendant **SHEPPARD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarized was not in the notary's presence, to
13 wit;

14 On or about April 22, 2005, Defendant **SHEPPARD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
16 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
17 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
18 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003515 of
19 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April
20 22, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
21 signed said document. These actions were performed in a secretive manner in order that the
22 false documents be given full legal effect and that this criminal activity not be discovered. This
23 activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 473

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

On or about April 22, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about April 22, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003515 of Official Records with the Office of the County Recorder of Clark County, Nevada dated April 22, 2005. Said document was forged in that it purported to be signed by Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 474

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

On or about April 22, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

1 On or about April 22, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
2 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
3 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
4 willfully certify falsely that the execution of this instrument was acknowledged by her
5 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
6 DEED OF TRUST, Instrument No. 0003515 of Official Records filed in the Office of the
7 County Recorder of Clark County, Nevada dated April 22, 2005. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 475**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about April 25, 2005, Defendant **SHEPPARD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarized was not in the notary's presence, to
20 wit;

21 On or about April 25, 2005, Defendant **SHEPPARD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
23 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
24 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
25 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003260 of
26 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April
27 25, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
28 signed said document. These actions were performed in a secretive manner in order that the

1 false documents be given full legal effect and that this criminal activity not be discovered.

2 This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 476**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about April 25, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
10 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about April 25, 2005, Defendant **SHEPPARD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0003260 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated April 25, 2005. Said document was forged in that it purported to be signed by
18 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
20 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 477**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about April 25, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
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1 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
2 the execution of the instrument was acknowledged by a party thereto or that the execution
3 thereof was proved, to wit:

4 On or about April 25, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
5 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
6 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
7 willfully certify falsely that the execution of this instrument was acknowledged by her
8 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
9 DEED OF TRUST, Instrument No. 0003260 of Official Records filed in the Office of the
10 County Recorder of Clark County, Nevada dated April 25, 2005. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 478**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about April 28, 2005, Defendant **SHEPPARD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarized was not in the notary's presence, to
23 wit;

24 On or about April 28, 2005, Defendant **SHEPPARD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
26 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
27 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
28 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003469 of
Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April

1 28, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further never
2 signed said document. These actions were performed in a secretive manner in order that the
3 false documents be given full legal effect and that this criminal activity not be discovered.
4 This activity was discovered on or about December of 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 479**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

9 **(AID & ABET)**

10 **Felony NRS 239.330**

11 On or about April 28, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
12 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about April 28, 2005, Defendant **SHEPPARD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003469 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated April 28, 2005. Said document was forged in that it purported to be signed by
20 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
22 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 480

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about April 28, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about April 28, 2005, Defendant **SHEPPARD** planned, directed, and arranged to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003469 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April 28, 2005. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 481

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about May 3, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

On or about May 3, 2005, Defendant **SHEPPARD** within Clark County, State of Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a

1 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
2 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
3 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004058 of
4 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May
5 5, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
6 signed said document. These actions were performed in a secretive manner in order that the
7 false documents be given full legal effect and that this criminal activity not be discovered. This
8 activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
10 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

11 **COUNT 482**

12 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

13 **(AID & ABET)**

14 **Felony NRS 239.330**

15 On or about May 3, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
16 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
17 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
18 or recorded in a public office under the law of the State of Nevada, to wit:

19 On or about May 3, 2005, Defendant **SHEPPARD**, within Clark County, State of
20 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
21 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
22 0004058 of Official Records with the Office of the County Recorder of Clark County, Nevada
23 dated May 3, 2005. Said document was forged in that it purported to be signed by Defendant
24 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
25 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
26 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
27 false documents be given full legal effect and that this criminal activity not be discovered.
28 This activity was discovered on or about December of 2010.

1 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
2 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

3 **COUNT 483**

4 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
5 **FELONY NRS 205.120**

6 On or about May 3, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
7 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
8 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
9 the execution of the instrument was acknowledged by a party thereto or that the execution
10 thereof was proved, to wit:

11 On or about May 3, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
12 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
13 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
14 willfully certify falsely that the execution of this instrument was acknowledged by her
15 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
16 DEED OF TRUST, Instrument No. 0004058 of Official Records filed in the Office of the
17 County Recorder of Clark County, Nevada dated May 3, 2005. These actions were performed
18 in a secretive manner in order that the false documents be given full legal effect and that this
19 criminal activity not be discovered. This activity was discovered on or about December of
20 2010.

21 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
22 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

23 **COUNT 484**

24 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
25 **(AID & ABET)**
26 **GROSS MISDEMEANOR NRS 240.155(2)**

27 On or about May 6, 2005, Defendant **SHEPPARD**, within Clark County, State of
28 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
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1 when said person whose signature was being notarized was not in the notary's presence, to
2 wit;

3 On or about May 6, 2005, Defendant **SHEPPARD** within Clark County, State of
4 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
5 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
6 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
7 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002741 of
8 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May
9 6, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
10 signed said document. These actions were performed in a secretive manner in order that the
11 false documents be given full legal effect and that this criminal activity not be discovered.
12 This activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
14 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

15 **COUNT 485**

16 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

17 **(AID & ABET)**

18 **Felony NRS 239.330**

19 On or about May 6, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
20 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
21 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
22 or recorded in a public office under the law of the State of Nevada, to wit:

23 On or about May 6, 2005, Defendant **SHEPPARD**, within Clark County, State of
24 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
25 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
26 0002741 of Official Records with the Office of the County Recorder of Clark County, Nevada
27 dated May 6, 2005. Said document was forged in that it purported to be signed by Defendant
28 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant

1 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
2 false documents be given full legal effect and that this criminal activity not be discovered. This
3 activity was discovered on or about December of 2010.

4 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
5 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

6 **COUNT 486**

7 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
8 **FELONY NRS 205.120**

9 On or about May 6, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
10 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
11 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
12 the execution of the instrument was acknowledged by a party thereto or that the execution
13 thereof was proved, to wit:

14 On or about May 6, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
15 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
16 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
17 willfully certify falsely that the execution of this instrument was acknowledged by her
18 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
19 DEED OF TRUST, Instrument No. 0002741 of Official Records filed in the Office of the
20 County Recorder of Clark County, Nevada dated May 6, 2005. These actions were performed
21 in a secretive manner in order that the false documents be given full legal effect and that this
22 criminal activity not be discovered. This activity was discovered on or about December of
23 2010.

24 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
25 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 487

**NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)**

GROSS MISDEMEANOR NRS 240.155(2)

On or about May 11, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

On or about May 11, 2005, Defendant **SHEPPARD** within Clark County, State of Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002850 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May 11, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 488

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

On or about May 11, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about May 11, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a

1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0002850 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated May 11, 2005. Said document was forged in that it purported to be signed by
4 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
6 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 489**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about May 11, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
15 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
16 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
17 the execution of the instrument was acknowledged by a party thereto or that the execution
18 thereof was proved, to wit:

19 On or about May 11, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
20 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
21 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
22 willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0002850 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated May 11, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 490**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about May 13, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about May 13, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004130 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May
17 13, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
18 signed said document. These actions were performed in a secretive manner in order that the
19 false documents be given full legal effect and that this criminal activity not be discovered. This
20 activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 491**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about May 13, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
28 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about May 13, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0004130 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated May 13, 2005. Said document was forged in that it purported to be signed by
6 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
8 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 492**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about May 13, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
17 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
18 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
19 the execution of the instrument was acknowledged by a party thereto or that the execution
20 thereof was proved, to wit:

21 On or about May 13, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
22 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
23 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
24 willfully certify falsely that the execution of this instrument was acknowledged by her
25 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
26 DEED OF TRUST, Instrument No. 0004130 of Official Records filed in the Office of the
27 County Recorder of Clark County, Nevada dated May 13, 2005. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 493**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about May 16, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarized was not in the notary's presence, to
12 wit;

13 On or about May 16, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002761 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May
19 16, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
20 signed said document. These actions were performed in a secretive manner in order that the
21 false documents be given full legal effect and that this criminal activity not be discovered. This
22 activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 494

**OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)**

Felony NRS 239.330

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4 On or about May 16, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
5 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
6 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
7 or recorded in a public office under the law of the State of Nevada, to wit:

8 On or about May 16, 2005, Defendant **SHEPPARD**, within Clark County, State of
9 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
10 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
11 0002761 of Official Records with the Office of the County Recorder of Clark County, Nevada
12 dated May 16, 2005. Said document was forged in that it purported to be signed by
13 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
14 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
15 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
16 order that the false documents be given full legal effect and that this criminal activity not be
17 discovered. This activity was discovered on or about December of 2010.

18 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
19 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

20
21 **COUNT 495**

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

22
23 On or about May 16, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
24 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
25 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
26 the execution of the instrument was acknowledged by a party thereto or that the execution
27 thereof was proved, to wit:

28 On or about May 16, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary

1 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
2 willfully certify falsely that the execution of this instrument was acknowledged by her
3 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
4 DEED OF TRUST, Instrument No. 0002761 of Official Records filed in the Office of the
5 County Recorder of Clark County, Nevada dated May 16, 2005. These actions were
6 performed in a secretive manner in order that the false documents be given full legal effect
7 and that this criminal activity not be discovered. This activity was discovered on or about
8 December of 2010.

9 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
10 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

11 **COUNT 496**

12 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
13 **(AID & ABET)**
14 **GROSS MISDEMEANOR NRS 240.155(2)**

15 On or about May 23, 2005, Defendant **SHEPPARD**, within Clark County, State of
16 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
17 when said person whose signature was being notarized was not in the notary's presence, to
18 wit;

19 On or about May 23, 2005, Defendant **SHEPPARD** within Clark County, State of
20 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
21 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
22 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
23 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003208 of
24 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated May
25 23, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
26 signed said document. These actions were performed in a secretive manner in order that the
27 false documents be given full legal effect and that this criminal activity not be discovered. This
28 activity was discovered on or about December of 2010.

1 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
2 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

3 **COUNT 497**

4 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
5 **(AID & ABET)**
6 **Felony NRS 239.330**

7 On or about May 23, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
8 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
9 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
10 or recorded in a public office under the law of the State of Nevada, to wit:

11 On or about May 23, 2005, Defendant **SHEPPARD**, within Clark County, State of
12 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
13 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
14 0003208 of Official Records with the Office of the County Recorder of Clark County, Nevada
15 dated May 23, 2005. Said document was forged in that it purported to be signed by
16 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
17 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
18 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
19 order that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
22 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

23 **COUNT 498**

24 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
25 **FELONY NRS 205.120**

26 On or about May 23, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
27 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
28 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
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1 the execution of the instrument was acknowledged by a party thereto or that the execution
2 thereof was proved, to wit:

3 On or about May 23, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
4 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
5 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
6 willfully certify falsely that the execution of this instrument was acknowledged by her
7 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
8 DEED OF TRUST, Instrument No. 0003208 of Official Records filed in the Office of the
9 County Recorder of Clark County, Nevada dated May 23, 2005. These actions were
10 performed in a secretive manner in order that the false documents be given full legal effect
11 and that this criminal activity not be discovered. This activity was discovered on or about
12 December of 2010.

13 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
14 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

15 **COUNT 499**

16 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
17 **(AID & ABET)**
18 **GROSS MISDEMEANOR NRS 240.155(2)**

19 On or about June 3, 2005, Defendant **SHEPPARD**, within Clark County, State of
20 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
21 when said person whose signature was being notarized was not in the notary's presence, to
22 wit;

23 On or about June 3, 2005, Defendant **SHEPPARD** within Clark County, State of
24 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
25 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
26 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
27 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003919 of
28 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
June 3, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further

1 never signed said document. These actions were performed in a secretive manner in order
2 that the false documents be given full legal effect and that this criminal activity not be
3 discovered. This activity was discovered on or about December of 2010.

4 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
5 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

6 **COUNT 500**

7 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

8 **(AID & ABET)**

9 **Felony NRS 239.330**

10 On or about June 3, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
11 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
12 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
13 or recorded in a public office under the law of the State of Nevada, to wit:

14 On or about June 3, 2005, Defendant **SHEPPARD**, within Clark County, State of
15 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
16 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
17 0003919 of Official Records with the Office of the County Recorder of Clark County, Nevada
18 dated June 3, 2005. Said document was forged in that it purported to be signed by Defendant
19 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
20 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
21 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
22 false documents be given full legal effect and that this criminal activity not be discovered.
23 This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
25 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 501

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about June 3, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about June 3, 2005, Defendant **SHEPPARD** planned, directed, and arranged to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003919 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated June 3, 2005. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 502

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about June 7, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

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1 On or about June 7, 2005, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
3 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
4 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003461 of
6 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
7 June 7, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further
8 never signed said document. These actions were performed in a secretive manner in order
9 that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 503**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
15 **(AID & ABET)**
16 **Felony NRS 239.330**

17 On or about June 7, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
18 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about June 7, 2005, Defendant **SHEPPARD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0003461 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated June 7, 2005. Said document was forged in that it purported to be signed by Defendant
26 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
27 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
28 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the

1 false documents be given full legal effect and that this criminal activity not be discovered.

2 This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 504**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about June 7, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
9 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
10 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
11 the execution of the instrument was acknowledged by a party thereto or that the execution
12 thereof was proved, to wit:

13 On or about June 7, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
14 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
15 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
16 willfully certify falsely that the execution of this instrument was acknowledged by her
17 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
18 DEED OF TRUST, Instrument No. 0003461 of Official Records filed in the Office of the
19 County Recorder of Clark County, Nevada dated June 7, 2005. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0003893 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated June 15, 2005. Said document was forged in that it purported to be signed by
4 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
6 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 507**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about June 15, 2005, Defendant **SHEPPARD**, within the County of Clark, State
15 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
16 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
17 falsely that the execution of the instrument was acknowledged by a party thereto or that the
18 execution thereof was proved, to wit:

19 On or about June 15, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
20 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
21 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
22 willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0003893 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated June 15, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 508**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about June 16, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about June 16, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003531 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
17 June 16, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
18 never signed said document. These actions were performed in a secretive manner in order
19 that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 509**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about June 16, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
28 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about June 16, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0003531 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated June 16, 2005. Said document was forged in that it purported to be signed by
6 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
8 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 510**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about June 16, 2005, Defendant **SHEPPARD**, within the County of Clark, State
17 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
18 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about June 16, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
22 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
23 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
24 willfully certify falsely that the execution of this instrument was acknowledged by her
25 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
26 DEED OF TRUST, Instrument No. 0003531 of Official Records filed in the Office of the
27 County Recorder of Clark County, Nevada dated June 16, 2005. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 511**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about June 17, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarized was not in the notary's presence, to
12 wit;

13 On or about June 17, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003155 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
19 June 17, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
20 never signed said document. These actions were performed in a secretive manner in order
21 that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 512**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

29 On or about June 17, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
30 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about June 17, 2005, Defendant **SHEPPARD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003155 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated June 17, 2005. Said document was forged in that it purported to be signed by
8 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
9 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
10 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
11 order that the false documents be given full legal effect and that this criminal activity not be
12 discovered. This activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 513**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about June 17, 2005, Defendant **SHEPPARD**, within the County of Clark, State
19 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
20 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
21 falsely that the execution of the instrument was acknowledged by a party thereto or that the
22 execution thereof was proved, to wit:

23 On or about June 17, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
24 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
25 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
26 willfully certify falsely that the execution of this instrument was acknowledged by her
27 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
28 DEED OF TRUST, Instrument No. 0003155 of Official Records filed in the Office of the
-- County Recorder of Clark County, Nevada dated June 17, 2005. These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 514**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about June 20, 2005, Defendant **SHEPPARD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarized was not in the notary's presence, to
13 wit;

14 On or about June 20, 2005, Defendant **SHEPPARD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
16 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
17 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
18 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002661 of
19 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
20 June 20, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
21 never signed said document. These actions were performed in a secretive manner in order
22 that the false documents be given full legal effect and that this criminal activity not be
23 discovered. This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 515

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about June 20, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about June 20, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002661 of Official Records with the Office of the County Recorder of Clark County, Nevada dated June 20, 2005. Said document was forged in that it purported to be signed by Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 516

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about June 20, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

1 On or about June 20, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
2 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
3 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
4 willfully certify falsely that the execution of this instrument was acknowledged by her
5 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
6 DEED OF TRUST, Instrument No. 0002661 of Official Records filed in the Office of the
7 County Recorder of Clark County, Nevada dated June 20, 2005. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 517**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about June 22, 2005, Defendant **SHEPPARD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarized was not in the notary's presence, to
20 wit;

21 On or about June 22, 2005, Defendant **SHEPPARD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
23 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
24 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
25 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003927 of
26 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
27 June 22, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
28 never signed said document. These actions were performed in a secretive manner in order

1 that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 518**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about June 22, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
10 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about June 22, 2005, Defendant **SHEPPARD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0003927 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated June 22, 2005. Said document was forged in that it purported to be signed by
18 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
20 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 519**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about June 22, 2005, Defendant **SHEPPARD**, within the County of Clark, State
of Nevada, did then and there plan, direct, and arrange to have a person authorized to take

1 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about June 22, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
5 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
6 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
7 willfully certify falsely that the execution of this instrument was acknowledged by her
8 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
9 DEED OF TRUST, Instrument No. 0003927 of Official Records filed in the Office of the
10 County Recorder of Clark County, Nevada dated June 22, 2005. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 520**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about June 24, 2005, Defendant **SHEPPARD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarized was not in the notary's presence, to
23 wit;

24 On or about June 24, 2005, Defendant **SHEPPARD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
26 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
27 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
28 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003237 of
Official Records filed in the Office of the County Recorder of Clark County, Nevada dated

1 June 24, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further
2 never signed said document. These actions were performed in a secretive manner in order
3 that the false documents be given full legal effect and that this criminal activity not be
4 discovered. This activity was discovered on or about December of 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 521**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about June 24, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
12 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about June 24, 2005, Defendant **SHEPPARD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003237 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated June 24, 2005. Said document was forged in that it purported to be signed by
20 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
22 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 522

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about June 24, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about June 24, 2005, Defendant **SHEPPARD** planned, directed, and arranged to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003237 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated June 24, 2005. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 523

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about June 28, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

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1 On or about June 28, 2005, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
3 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
4 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002960 of
6 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
7 June 28, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
8 never signed said document. These actions were performed in a secretive manner in order
9 that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 524**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
15 **(AID & ABET)**
16 **Felony NRS 239.330**

17 On or about June 28, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
18 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about June 28, 2005, Defendant **SHEPPARD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0002960 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated June 28, 2005. Said document was forged in that it purported to be signed by
26 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
27 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
28 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 525**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about June 28, 2005, Defendant **SHEPPARD**, within the County of Clark, State
9 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
10 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about June 28, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
14 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
15 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
16 willfully certify falsely that the execution of this instrument was acknowledged by her
17 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
18 DEED OF TRUST, Instrument No. 0002960 of Official Records filed in the Office of the
19 County Recorder of Clark County, Nevada dated June 28, 2005. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0004586 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated June 30, 2005. Said document was forged in that it purported to be signed by
4 **DEFENDANT SHEPPARD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact **DEFENDANT SHEPPARD** did not sign said instrument,
6 as **DEFENDANT SHEPPARD** well knew. These actions were performed in a secretive
7 manner in order that the false documents be given full legal effect and that this criminal
8 activity not be discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 528**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about June 30, 2005, Defendant **SHEPPARD**, within the County of Clark, State
15 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
16 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
17 falsely that the execution of the instrument was acknowledged by a party thereto or that the
18 execution thereof was proved, to wit:

19 On or about June 30, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
20 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
21 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
22 willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0004586 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated June 30, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 529**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about July 5, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about July 5, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003046 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated July
17 5, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further never
18 signed said document. These actions were performed in a secretive manner in order that the
19 false documents be given full legal effect and that this criminal activity not be discovered.
20 This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 530**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about July 5, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
28 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
- - office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about July 5, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0003046 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated July 5, 2005. Said document was forged in that it purported to be signed by Defendant
6 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
7 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
8 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
9 false documents be given full legal effect and that this criminal activity not be discovered. This
10 activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 531**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about July 5, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
17 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
18 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
19 the execution of the instrument was acknowledged by a party thereto or that the execution
20 thereof was proved, to wit:

21 On or about July 5, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
22 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
23 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
24 willfully certify falsely that the execution of this instrument was acknowledged by her
25 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
26 DEED OF TRUST, Instrument No. 0003046 of Official Records filed in the Office of the
27 County Recorder of Clark County, Nevada dated July 5, 2005. These actions were performed
28 in a secretive manner in order that the false documents be given full legal effect and that this

1 criminal activity not be discovered. This activity was discovered on or about December of
2 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 532**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about July 6, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarized was not in the notary's presence, to
12 wit;

13 On or about July 6, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004142 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated July
19 6, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
20 signed said document. These actions were performed in a secretive manner in order that the
21 false documents be given full legal effect and that this criminal activity not be discovered. This
22 activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 533**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

29 On or about July 6, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
30 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about July 6, 2005, Defendant **SHEPPARD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0004142 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated July 6, 2005. Said document was forged in that it purported to be signed by Defendant
8 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
9 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
10 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
11 false documents be given full legal effect and that this criminal activity not be discovered. This
12 activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 534**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about July 6, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
19 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
20 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
21 the execution of the instrument was acknowledged by a party thereto or that the execution
22 thereof was proved, to wit:

23 On or about July 6, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
24 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
25 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
26 willfully certify falsely that the execution of this instrument was acknowledged by her
27 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
28 DEED OF TRUST, Instrument No. 0004142 of Official Records filed in the Office of the
-- County Recorder of Clark County, Nevada dated July 6, 2005. These actions were performed

1 in a secretive manner in order that the false documents be given full legal effect and that this
2 criminal activity not be discovered. This activity was discovered on or about December of
3 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 535**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about July 11, 2005, Defendant **SHEPPARD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarized was not in the notary's presence, to
13 wit;

14 On or about July 11, 2005, Defendant **SHEPPARD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
16 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
17 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
18 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003256 of
19 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated July
20 11, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further never
21 signed said document. These actions were performed in a secretive manner in order that the
22 false documents be given full legal effect and that this criminal activity not be discovered.
23 This activity was discovered on or about December of 2010.

24 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
25 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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1 **COUNT 536**

2 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

3 **(AID & ABET)**

4 **Felony NRS 239.330**

5 On or about July 11, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
6 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
7 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
8 or recorded in a public office under the law of the State of Nevada, to wit:

9 On or about July 11, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
11 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
12 0003256 of Official Records with the Office of the County Recorder of Clark County, Nevada
13 dated July 11, 2005. Said document was forged in that it purported to be signed by Defendant
14 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
15 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
16 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
17 false documents be given full legal effect and that this criminal activity not be discovered.
18 This activity was discovered on or about December of 2010.

19 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
20 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

21 **COUNT 537**

22 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**

23 **FELONY NRS 205.120**

24 On or about July 11, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
25 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
26 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
27 the execution of the instrument was acknowledged by a party thereto or that the execution
28 thereof was proved, to wit:

1 On or about July 11, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
2 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
3 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
4 willfully certify falsely that the execution of this instrument was acknowledged by her
5 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
6 DEED OF TRUST, Instrument No. 0003256 of Official Records filed in the Office of the
7 County Recorder of Clark County, Nevada dated July 11, 2005. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 538**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about July 12, 2005, Defendant **SHEPPARD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarized was not in the notary's presence, to
20 wit;

21 On or about July 12, 2005, Defendant **SHEPPARD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
23 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
24 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
25 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003068 of
26 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated July
27 12, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
28 signed said document. These actions were performed in a secretive manner in order that the

1 false documents be given full legal effect and that this criminal activity not be discovered. This
2 activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 539**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about July 12, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
10 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about July 12, 2005, Defendant **SHEPPARD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0003068 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated July 12, 2005. Said document was forged in that it purported to be signed by
18 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
20 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 540**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about July 12, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
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1 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
2 the execution of the instrument was acknowledged by a party thereto or that the execution
3 thereof was proved, to wit:

4 On or about July 12, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
5 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
6 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
7 willfully certify falsely that the execution of this instrument was acknowledged by her
8 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
9 DEED OF TRUST, Instrument No. 0003068 of Official Records filed in the Office of the
10 County Recorder of Clark County, Nevada dated July 12, 2005. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 541**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about July 13, 2005, Defendant **SHEPPARD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarized was not in the notary's presence, to
23 wit;

24 On or about July 13, 2005, Defendant **SHEPPARD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
26 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
27 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
28 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003491 of
Official Records filed in the Office of the County Recorder of Clark County, Nevada dated July

1 13, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
2 signed said document. These actions were performed in a secretive manner in order that the
3 false documents be given full legal effect and that this criminal activity not be discovered. This
4 activity was discovered on or about December of 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 542**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about July 13, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
12 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
13 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
14 or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about July 13, 2005, Defendant **SHEPPARD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003491 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated July 13, 2005. Said document was forged in that it purported to be signed by Defendant
20 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
21 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
22 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
23 false documents be given full legal effect and that this criminal activity not be discovered.
24 This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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1 **COUNT 543**

2 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
3 **FELONY NRS 205.120**

4 On or about July 13, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
5 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
6 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
7 the execution of the instrument was acknowledged by a party thereto or that the execution
8 thereof was proved, to wit:

9 On or about July 13, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
10 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
11 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
12 willfully certify falsely that the execution of this instrument was acknowledged by her
13 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
14 DEED OF TRUST, Instrument No. 0003491 of Official Records filed in the Office of the
15 County Recorder of Clark County, Nevada dated July 13, 2005. These actions were
16 performed in a secretive manner in order that the false documents be given full legal effect
17 and that this criminal activity not be discovered. This activity was discovered on or about
18 December of 2010.

19 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
20 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

21 **COUNT 544**

22 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
23 **(AID & ABET)**
24 **GROSS MISDEMEANOR NRS 240.155(2)**

25 On or about July 20, 2005, Defendant **SHEPPARD**, within Clark County, State of
26 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
27 when said person whose signature was being notarized was not in the notary's presence, to
28 wit;

1 On or about July 20, 2005, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
3 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
4 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002999 of
6 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated July
7 20, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
8 signed said document. These actions were performed in a secretive manner in order that the
9 false documents be given full legal effect and that this criminal activity not be discovered.
10 This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 545**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
15 **(AID & ABET)**
16 **Felony NRS 239.330**

17 On or about July 20, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
18 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about July 20, 2005, Defendant **SHEPPARD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0002999 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated July 20, 2005. Said document was forged in that it purported to be signed by Defendant
26 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
27 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
28 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the

1 false documents be given full legal effect and that this criminal activity not be discovered.

2 This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 546**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about July 20, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
9 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
10 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
11 the execution of the instrument was acknowledged by a party thereto or that the execution
12 thereof was proved, to wit:

13 On or about July 20, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
14 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
15 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
16 willfully certify falsely that the execution of this instrument was acknowledged by her
17 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
18 DEED OF TRUST, Instrument No. 0002999 of Official Records filed in the Office of the
19 County Recorder of Clark County, Nevada dated July 20, 2005. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0003384 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated July 21, 2005. Said document was forged in that it purported to be signed by Defendant
4 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
5 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
6 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
7 false documents be given full legal effect and that this criminal activity not be discovered.
8 This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 549**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about July 21, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
15 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
16 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
17 the execution of the instrument was acknowledged by a party thereto or that the execution
18 thereof was proved, to wit:

19 On or about July 21, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
20 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
21 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
22 willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0003384 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated July 21, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 550**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about July 22, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about July 22, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004117 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated July
17 22, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
18 signed said document. These actions were performed in a secretive manner in order that the
19 false documents be given full legal effect and that this criminal activity not be discovered. This
20 activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 551**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about July 22, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
28 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about July 22, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0004117 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated July 22, 2005. Said document was forged in that it purported to be signed by Defendant
6 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
7 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
8 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
9 false documents be given full legal effect and that this criminal activity not be discovered.
10 This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 552**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about July 22, 2005, Defendant **SHEPPARD**, within the County of Clark, State of
17 Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof
18 or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that
19 the execution of the instrument was acknowledged by a party thereto or that the execution
20 thereof was proved, to wit:

21 On or about July 22, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
22 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
23 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
24 willfully certify falsely that the execution of this instrument was acknowledged by her
25 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
26 DEED OF TRUST, Instrument No. 0004117 of Official Records filed in the Office of the
27 County Recorder of Clark County, Nevada dated July 22, 2005. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 553**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about July 29, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarized was not in the notary's presence, to
12 wit;

13 On or about July 29, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003681 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated July
19 29, 2005 when Defendant **SHEPPARD** was not in Defendant's presence and further never
20 signed said document. These actions were performed in a secretive manner in order that the
21 false documents be given full legal effect and that this criminal activity not be discovered. This
22 activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 554

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING

(AID & ABET)

Felony NRS 239.330

On or about July 29, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about July 29, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003681 of Official Records with the Office of the County Recorder of Clark County, Nevada dated July 29, 2005. Said document was forged in that it purported to be signed by Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 555

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)

FELONY NRS 205.120

On or about July 29, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

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1 On or about July 29, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
2 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
3 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
4 willfully certify falsely that the execution of this instrument was acknowledged by her
5 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
6 DEED OF TRUST, Instrument No. 0003681 of Official Records filed in the Office of the
7 County Recorder of Clark County, Nevada dated July 29, 2005. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 556**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about August 3, 2005, Defendant **SHEPPARD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarized was not in the notary's presence, to
20 wit;

21 On or about August 3, 2005, Defendant **SHEPPARD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
23 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
24 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
25 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003322 of
26 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
27 August 3, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
28 never signed said document. These actions were performed in a secretive manner in order

1 that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 557**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about August 3, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
10 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about August 3, 2005, Defendant **SHEPPARD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0003322 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated August 3, 2005. Said document was forged in that it purported to be signed by
18 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
20 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony. These actions were
25 performed in a secretive manner in order that the false documents be given full legal effect
26 and that this criminal activity not be discovered. This activity was discovered on or about
27 December of 2010.

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COUNT 558

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about August 3, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about August 3, 2005, Defendant **SHEPPARD** planned, directed, and arranged to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003322 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated August 3, 2005. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 559

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about August 4, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

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1 On or about August 4, 2005, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
3 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
4 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004201 of
6 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
7 August 4, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
8 never signed said document. These actions were performed in a secretive manner in order
9 that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 560**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
15 **(AID & ABET)**
16 **Felony NRS 239.330**

17 On or about August 4, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
18 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about August 4, 2005, Defendant **SHEPPARD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0004201 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated August 4, 2005. Said document was forged in that it purported to be signed by
26 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
27 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
28 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 561**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about August 4, 2005, Defendant **SHEPPARD**, within the County of Clark, State
9 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
10 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about August 4, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
14 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
15 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
16 willfully certify falsely that the execution of this instrument was acknowledged by her
17 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
18 DEED OF TRUST, Instrument No. 0004201 of Official Records filed in the Office of the
19 County Recorder of Clark County, Nevada dated August 4, 2005. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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1 **COUNT 562**

2 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
3 **(AID & ABET)**
4 **GROSS MISDEMEANOR NRS 240.155(2)**

5 On or about August 8, 2005, Defendant **SHEPPARD**, within Clark County, State of
6 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
7 when said person whose signature was being notarized was not in the notary's presence, to
8 wit;

9 On or about August 8, 2005, Defendant **SHEPPARD** within Clark County, State of
10 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
11 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
12 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
13 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003061 of
14 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
15 August 8, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
16 never signed said document. These actions were performed in a secretive manner in order
17 that the false documents be given full legal effect and that this criminal activity not be
18 discovered. This activity was discovered on or about December of 2010.

19 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
20 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

21 **COUNT 563**

22 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
23 **(AID & ABET)**
24 **Felony NRS 239.330**

25 On or about August 8, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
26 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
27 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
28 or recorded in a public office under the law of the State of Nevada, to wit:

29 On or about August 8, 2005, Defendant **SHEPPARD**, within Clark County, State of
30 Nevada, either directly or through an agent or employee, caused to be offered for filing, a

1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0003061 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated August 8, 2005. Said document was forged in that it purported to be signed by
4 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
6 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 564**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about August 8, 2005, Defendant **SHEPPARD**, within the County of Clark, State
15 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
16 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
17 falsely that the execution of the instrument was acknowledged by a party thereto or that the
18 execution thereof was proved, to wit:

19 On or about August 8, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
20 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
21 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
22 willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0003061 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated August 8, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 565**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about August 9, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about August 9, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004408 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
17 August 9, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
18 never signed said document. These actions were performed in a secretive manner in order
19 that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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1 **COUNT 566**

2 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

3 **(AID & ABET)**

4 **Felony NRS 239.330**

5 On or about August 9, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
6 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
7 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
8 or recorded in a public office under the law of the State of Nevada, to wit:

9 On or about August 9, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
11 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
12 0004408 of Official Records with the Office of the County Recorder of Clark County, Nevada
13 dated August 9, 2005. Said document was forged in that it purported to be signed by
14 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
15 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
16 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
17 order that the false documents be given full legal effect and that this criminal activity not be
18 discovered. This activity was discovered on or about December of 2010.

19 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
20 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

21 **COUNT 567**

22 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**

23 **FELONY NRS 205.120**

24 On or about August 9, 2005, Defendant **SHEPPARD**, within the County of Clark, State
25 of Nevada, did then and there plan, direct, and arrange to have a person authorized to take
26 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
27 falsely that the execution of the instrument was acknowledged by a party thereto or that the
28 execution thereof was proved, to wit:

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1 On or about August 9, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
2 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
3 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
4 willfully certify falsely that the execution of this instrument was acknowledged by her
5 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
6 DEED OF TRUST, Instrument No. 0004408 of Official Records filed in the Office of the
7 County Recorder of Clark County, Nevada dated August 9, 2005. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 568**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about September 29, 2005, Defendant **SHEPPARD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarized was not in the notary's presence, to
20 wit;

21 On or about September 29, 2005, Defendant **SHEPPARD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
23 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
24 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
25 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0004179 of
26 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
27 September 29, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and
28 further never signed said document. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 569**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about September 29, 2005, Defendant **SHEPPARD** did, in the County of Clark,
10 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
11 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
12 registered or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about September 29, 2005, Defendant **SHEPPARD**, within Clark County, State
14 of Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0004179 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated September 29, 2005. Said document was forged in that it purported to be signed by
18 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
19 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
20 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
21 order that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 570**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about September 29, 2005, Defendant **SHEPPARD**, within the County of Clark,
State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
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1 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about September 29, 2005, Defendant **SHEPPARD** planned, directed, and
5 arranged to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
6 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
7 and willfully certify falsely that the execution of this instrument was acknowledged by her
8 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
9 DEED OF TRUST, Instrument No. 0004179 of Official Records filed in the Office of the
10 County Recorder of Clark County, Nevada dated September 29, 2005. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 571**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about October 3, 2005, Defendant **SHEPPARD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarized was not in the notary's presence, to
23 wit;

24 On or about October 3, 2005, Defendant **SHEPPARD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
26 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
27 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
28 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
0003111 of Official Records filed in the Office of the County Recorder of Clark County,

1 Nevada dated October 3, 2005, when Defendant **SHEPPARD** was not in Defendant's
2 presence and further never signed said document. These actions were performed in a
3 secretive manner in order that the false documents be given full legal effect and that this
4 criminal activity not be discovered. This activity was discovered on or about December of
5 2010.

6 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
7 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

8 **COUNT 572**

9 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

10 **(AID & ABET)**

11 **Felony NRS 239.330**

12 On or about October 3, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
13 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
14 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
15 or recorded in a public office under the law of the State of Nevada, to wit:

16 On or about October 3, 2005, Defendant **SHEPPARD**, within Clark County, State of
17 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0003111 of Official Records with the Office of the County Recorder of Clark County, Nevada
20 dated October 3, 2005. Said document was forged in that it purported to be signed by
21 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
22 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
23 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
24 order that the false documents be given full legal effect and that this criminal activity not be
25 discovered. This activity was discovered on or about December of 2010.

26 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
27 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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COUNT 573

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
FELONY NRS 205.120

On or about October 3, 2005, Defendant **SHEPPARD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about October 3, 2005, Defendant **SHEPPARD** planned, directed, and arranged to TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and willfully certify falsely that the execution of this instrument was acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003111 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated October 3, 2005. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS** a category D felony pursuant to NRS 205.120.

COUNT 574

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about November 4, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

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1 On or about November 4, 2005, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
3 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
4 take proof or acknowledgment of an instrument, to forge and notarize her signature on a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003651 of Official Records filed in the Office of the County Recorder of Clark County,
7 Nevada dated November 4, 2005, when Defendant **SHEPPARD** was not in Defendant's
8 presence and further never signed said document. These actions were performed in a
9 secretive manner in order that the false documents be given full legal effect and that this
10 criminal activity not be discovered. This activity was discovered on or about December of
11 2010.

12 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
13 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

14 **COUNT 575**

15 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**

16 **(AID & ABET)**

17 **Felony NRS 239.330**

18 On or about November 4, 2005, Defendant **SHEPPARD** did, in the County of Clark,
19 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
20 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
21 registered or recorded in a public office under the law of the State of Nevada, to wit:

22 On or about November 4, 2005, Defendant **SHEPPARD**, within Clark County, State of
23 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
24 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
25 0003651 of Official Records with the Office of the County Recorder of Clark County, Nevada
26 dated November 4, 2005. Said document was forged in that it purported to be signed by
27 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
28 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 576**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about November 4, 2005, Defendant **SHEPPARD**, within the County of Clark,
9 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
10 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about November 4, 2005, Defendant **SHEPPARD** planned, directed, and
14 arranged to TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed by the
15 Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument,
16 to forge and willfully certify falsely that the execution of this instrument was acknowledged by
17 her signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL
18 UNDER DEED OF TRUST, Instrument No. 0003651 of Official Records filed in the Office of
19 the County Recorder of Clark County, Nevada dated November 4, 2005. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0003044 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated January 12, 2005. Said document was forged in that it purported to be signed by
4 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
6 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 579**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about January 12, 2005, **DEFENDANT SHEPPARD**, within the County of Clark,
15 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
16 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
17 falsely that the execution of the instrument was acknowledged by a party thereto or that the
18 execution thereof was proved, to wit:

19 On or about January 12, 2005, Defendant **SHEPPARD** planned, directed, and arranged
20 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
21 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
22 and willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0003044 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated January 12, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 580**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about January 21, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about January 21, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002855 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
17 January 21, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
18 never signed said document. These actions were performed in a secretive manner in order
19 that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 581**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about January 21, 2005, Defendant **SHEPPARD** did, in the County of Clark,
28 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
registered or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about January 21, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0002855 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated January 21, 2005. Said document was forged in that it purported to be signed by
6 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
8 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 582**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about January 21, 2005, **DEFENDANT SHEPPARD**, within the County of Clark,
17 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
18 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about January 21, 2005, Defendant **SHEPPARD** planned, directed, and arranged
22 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
23 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
24 and willfully certify falsely that the execution of this instrument was acknowledged by her
25 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
26 DEED OF TRUST, Instrument No. 0002855 of Official Records filed in the Office of the
27 County Recorder of Clark County, Nevada dated January 21, 2005. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 583**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about January 26, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarized was not in the notary's presence, to
12 wit;

13 On or about January 26, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002548 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
19 January 26, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
20 never signed said document. These actions were performed in a secretive manner in order
21 that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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1 On or about January 26, 2005, Defendant **SHEPPARD** planned, directed, and arranged
2 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
3 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
4 and willfully certify falsely that the execution of this instrument was acknowledged by her
5 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
6 DEED OF TRUST, Instrument No. 0002548 of Official Records filed in the Office of the
7 County Recorder of Clark County, Nevada dated January 26, 2005. These actions were
8 performed in a secretive manner in order that the false documents be given full legal effect
9 and that this criminal activity not be discovered. This activity was discovered on or about
10 December of 2010.

11 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
12 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

13 **COUNT 586**

14 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
15 **(AID & ABET)**
16 **GROSS MISDEMEANOR NRS 240.155(2)**

17 On or about April 5, 2005, Defendant **SHEPPARD**, within Clark County, State of
18 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
19 when said person whose signature was being notarized was not in the notary's presence, to
20 wit;

21 On or about April 5, 2005, Defendant **SHEPPARD** within Clark County, State of
22 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
23 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
24 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
25 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003282 of
26 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated April
27 5, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never
28 signed said document. These actions were performed in a secretive manner in order that the

1 false documents be given full legal effect and that this criminal activity not be discovered. This
2 activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
4 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

5 **COUNT 587**

6 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
7 **(AID & ABET)**
8 **Felony NRS 239.330**

9 On or about April 5, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
10 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
11 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
12 or recorded in a public office under the law of the State of Nevada, to wit:

13 On or about April 5, 2005, Defendant **SHEPPARD**, within Clark County, State of
14 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
15 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
16 0003282 of Official Records with the Office of the County Recorder of Clark County, Nevada
17 dated April 5, 2005. Said document was forged in that it purported to be signed by Defendant
18 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
19 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
20 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
21 false documents be given full legal effect and that this criminal activity not be discovered. This
22 activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
24 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

25 **COUNT 588**

26 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
27 **FELONY NRS 205.120**

28 On or about April 5, 2005, **DEFENDANT SHEPPARD**, within the County of Clark, State
of Nevada, did then and there plan, direct, and arrange to have a person authorized to take

1 proof or acknowledgment of an instrument which by law may be recorded, willfully certify
2 falsely that the execution of the instrument was acknowledged by a party thereto or that the
3 execution thereof was proved, to wit:

4 On or about April 5, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
5 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
6 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
7 willfully certify falsely that the execution of this instrument was acknowledged by her
8 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
9 DEED OF TRUST, Instrument No. 0003282 of Official Records filed in the Office of the
10 County Recorder of Clark County, Nevada dated April 5, 2005. These actions were
11 performed in a secretive manner in order that the false documents be given full legal effect
12 and that this criminal activity not be discovered. This activity was discovered on or about
13 December of 2010.

14 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
15 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

16 **COUNT 589**

17 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
18 **(AID & ABET)**
19 **GROSS MISDEMEANOR NRS 240.155(2)**

20 On or about February 15, 2005, Defendant **SHEPPARD**, within Clark County, State of
21 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
22 when said person whose signature was being notarized was not in the notary's presence, to
23 wit;

24 On or about February 15, 2005, Defendant **SHEPPARD** within Clark County, State of
25 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
26 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
27 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
28 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003733 of
Official Records filed in the Office of the County Recorder of Clark County, Nevada dated

1 February 15, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and
2 further never signed said document. These actions were performed in a secretive manner in
3 order that the false documents be given full legal effect and that this criminal activity not be
4 discovered. This activity was discovered on or about December of 2010.

5 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
6 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

7 **COUNT 590**

8 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
9 **(AID & ABET)**
10 **Felony NRS 239.330**

11 On or about February 15, 2005, Defendant **SHEPPARD** did, in the County of Clark,
12 State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a
13 public office, a false and/or forged instrument, which instrument, if genuine, might be filed,
14 registered or recorded in a public office under the law of the State of Nevada, to wit:

15 On or about February 15, 2005, Defendant **SHEPPARD**, within Clark County, State of
16 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
17 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
18 0003733 of Official Records with the Office of the County Recorder of Clark County, Nevada
19 dated February 15, 2005. Said document was forged in that it purported to be signed by
20 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
21 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
22 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
23 order that the false documents be given full legal effect and that this criminal activity not be
24 discovered. This activity was discovered on or about December of 2010.

25 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
26 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

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1 **COUNT 591**

2 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
3 **FELONY NRS 205.120**

4 On or about February 15, 2005, **DEFENDANT SHEPPARD**, within the County of Clark,
5 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
6 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
7 falsely that the execution of the instrument was acknowledged by a party thereto or that the
8 execution thereof was proved, to wit:

9 On or about February 15, 2005, Defendant **SHEPPARD** planned, directed, and arranged
10 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
11 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
12 and willfully certify falsely that the execution of this instrument was acknowledged by her
13 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
14 DEED OF TRUST, Instrument No. 0003733 of Official Records filed in the Office of the
15 County Recorder of Clark County, Nevada dated February 15, 2005. These actions were
16 performed in a secretive manner in order that the false documents be given full legal effect
17 and that this criminal activity not be discovered. This activity was discovered on or about
18 December of 2010.

19 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
20 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

21 **COUNT 592**

22 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
23 **(AID & ABET)**
24 **GROSS MISDEMEANOR NRS 240.155(2)**

25 On or about March 11, 2005, Defendant **SHEPPARD**, within Clark County, State of
26 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
27 when said person whose signature was being notarized was not in the notary's presence, to
28 wit;

1 On or about March 11, 2005, Defendant **SHEPPARD** within Clark County, State of
2 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
3 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
4 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
5 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002179 of
6 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
7 March 11, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
8 never signed said document. These actions were performed in a secretive manner in order
9 that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
12 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

13 **COUNT 593**

14 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
15 **(AID & ABET)**
16 **Felony NRS 239.330**

17 On or about March 11, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
18 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
19 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
20 or recorded in a public office under the law of the State of Nevada, to wit:

21 On or about March 11, 2005, Defendant **SHEPPARD**, within Clark County, State of
22 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
23 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
24 0002179 of Official Records with the Office of the County Recorder of Clark County, Nevada
25 dated March 11, 2005. Said document was forged in that it purported to be signed by
26 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
27 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
28 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in

1 order that the false documents be given full legal effect and that this criminal activity not be
2 discovered. This activity was discovered on or about December of 2010.

3 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
4 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

5 **COUNT 594**

6 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
7 **FELONY NRS 205.120**

8 On or about March 11, 2005, **DEFENDANT SHEPPARD**, within the County of Clark,
9 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
10 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
11 falsely that the execution of the instrument was acknowledged by a party thereto or that the
12 execution thereof was proved, to wit:

13 On or about March 11, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
14 **JENNIFER LOWE**, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
15 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
16 willfully certify falsely that the execution of this instrument was acknowledged by her
17 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
18 DEED OF TRUST, Instrument No. 0002179 of Official Records filed in the Office of the
19 County Recorder of Clark County, Nevada dated March 11, 2005. These actions were
20 performed in a secretive manner in order that the false documents be given full legal effect
21 and that this criminal activity not be discovered. This activity was discovered on or about
22 December of 2010.

23 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
24 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

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COUNT 595

NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC
(AID & ABET)
GROSS MISDEMEANOR NRS 240.155(2)

On or about February 24, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, did then and there willfully aid and abet in the notarization of an individual's signature, when said person whose signature was being notarized was not in the notary's presence, to wit;

On or about February 24, 2005, Defendant **SHEPPARD** within Clark County, State of Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003024 of Official Records filed in the Office of the County Recorder of Clark County, Nevada dated February 24, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further never signed said document. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

COUNT 596

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
(AID & ABET)
Felony NRS 239.330

On or about February 24, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about February 24, 2005, Defendant **SHEPPARD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a

1 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
2 0003024 of Official Records with the Office of the County Recorder of Clark County, Nevada
3 dated February 24, 2005. Said document was forged in that it purported to be signed by
4 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
5 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
6 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
7 order that the false documents be given full legal effect and that this criminal activity not be
8 discovered. This activity was discovered on or about December of 2010.

9 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
10 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

11 **COUNT 597**

12 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
13 **FELONY NRS 205.120**

14 On or about February 24, 2005, **DEFENDANT SHEPPARD**, within the County of Clark,
15 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
16 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
17 falsely that the execution of the instrument was acknowledged by a party thereto or that the
18 execution thereof was proved, to wit:

19 On or about February 24, 2005, Defendant **SHEPPARD** planned, directed, and arranged
20 to JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada
21 Secretary of State, and authorized to take proof or acknowledgment of an instrument, to forge
22 and willfully certify falsely that the execution of this instrument was acknowledged by her
23 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
24 DEED OF TRUST, Instrument No. 0003024 of Official Records filed in the Office of the
25 County Recorder of Clark County, Nevada dated February 24, 2005. These actions were
26 performed in a secretive manner in order that the false documents be given full legal effect
27 and that this criminal activity not be discovered. This activity was discovered on or about
28 December of 2010.

1 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
2 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

3 **COUNT 598**

4 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
5 **(AID & ABET)**
6 **GROSS MISDEMEANOR NRS 240.155(2)**

7 On or about March 21, 2005, Defendant **SHEPPARD**, within Clark County, State of
8 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
9 when said person whose signature was being notarized was not in the notary's presence, to
10 wit;

11 On or about March 21, 2005, Defendant **SHEPPARD** within Clark County, State of
12 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
13 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
14 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
15 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003202 of
16 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
17 March 21, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
18 never signed said document. These actions were performed in a secretive manner in order
19 that the false documents be given full legal effect and that this criminal activity not be
20 discovered. This activity was discovered on or about December of 2010.

21 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
22 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

23 **COUNT 599**

24 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
25 **(AID & ABET)**
26 **Felony NRS 239.330**

27 On or about March 21, 2005, Defendant **SHEPPARD** did, in the County of Clark, State
28 of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public
office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
or recorded in a public office under the law of the State of Nevada, to wit:

1 On or about March 21, 2005, Defendant **SHEPPARD**, within Clark County, State of
2 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
3 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
4 0003202 of Official Records with the Office of the County Recorder of Clark County, Nevada
5 dated March 21, 2005. Said document was forged in that it purported to be signed by
6 Defendant **SHEPPARD**, as the agent for the beneficiary of the property listed in said
7 instrument, when in truth and in fact Defendant **SHEPPARD** did not sign said instrument, as
8 Defendant **SHEPPARD** well knew. These actions were performed in a secretive manner in
9 order that the false documents be given full legal effect and that this criminal activity not be
10 discovered. This activity was discovered on or about December of 2010.

11 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
12 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

13 **COUNT 600**

14 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
15 **FELONY NRS 205.120**

16 On or about March 21, 2005, **DEFENDANT SHEPPARD**, within the County of Clark,
17 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
18 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
19 falsely that the execution of the instrument was acknowledged by a party thereto or that the
20 execution thereof was proved, to wit:

21 On or about March 21, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
22 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
23 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
24 willfully certify falsely that the execution of this instrument was acknowledged by her
25 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
26 DEED OF TRUST, Instrument No. 0003202 of Official Records filed in the Office of the
27 County Recorder of Clark County, Nevada dated March 21, 2005. These actions were
28 performed in a secretive manner in order that the false documents be given full legal effect

1 and that this criminal activity not be discovered. This activity was discovered on or about
2 December of 2010.

3 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
4 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

5 **COUNT 601**

6 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
7 **(AID & ABET)**
8 **GROSS MISDEMEANOR NRS 240.155(2)**

9 On or about June 9, 2005, Defendant **SHEPPARD**, within Clark County, State of
10 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
11 when said person whose signature was being notarized was not in the notary's presence, to
12 wit;

13 On or about June 9, 2005, Defendant **SHEPPARD** within Clark County, State of
14 Nevada, planned, directed, or arranged to have JENNIFER LOWE, (hereinafter "LOWE"), a
15 notary public appointed by the Nevada Secretary of State, and authorized to take proof or
16 acknowledgment of an instrument, to forge and notarize her signature on a NOTICE OF
17 DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0003482 of
18 Official Records filed in the Office of the County Recorder of Clark County, Nevada dated
19 June 9, 2005, when Defendant **SHEPPARD** was not in Defendant's presence and further
20 never signed said document. These actions were performed in a secretive manner in order
21 that the false documents be given full legal effect and that this criminal activity not be
22 discovered. This activity was discovered on or about December of 2010.

23 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
24 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

25 **COUNT 602**

26 **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**
27 **(AID & ABET)**
28 **Felony NRS 239.330**

29 On or about June 9, 2005, Defendant **SHEPPARD** did, in the County of Clark, State of
30 Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public

1 office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered
2 or recorded in a public office under the law of the State of Nevada, to wit:

3 On or about June 9, 2005, Defendant **SHEPPARD**, within Clark County, State of
4 Nevada, either directly or through an agent or employee, caused to be offered for filing, a
5 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
6 0003482 of Official Records with the Office of the County Recorder of Clark County, Nevada
7 dated June 9, 2005. Said document was forged in that it purported to be signed by Defendant
8 **SHEPPARD**, as the agent for the beneficiary of the property listed in said instrument, when in
9 truth and in fact Defendant **SHEPPARD** did not sign said instrument, as Defendant
10 **SHEPPARD** well knew. These actions were performed in a secretive manner in order that the
11 false documents be given full legal effect and that this criminal activity not be discovered. This
12 activity was discovered on or about December of 2010.

13 All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING**
14 **OR RECORDING**, a violation of NRS 239.330, a category C felony.

15 **COUNT 603**

16 **FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)**
17 **FELONY NRS 205.120**

18 On or about June 9, 2005, **DEFENDANT SHEPPARD**, within the County of Clark,
19 State of Nevada, did then and there plan, direct, and arrange to have a person authorized to
20 take proof or acknowledgment of an instrument which by law may be recorded, willfully certify
21 falsely that the execution of the instrument was acknowledged by a party thereto or that the
22 execution thereof was proved, to wit:

23 On or about June 9, 2005, Defendant **SHEPPARD** planned, directed, and arranged to
24 JENNIFER LOWE, (hereinafter "LOWE"), a notary public appointed by the Nevada Secretary
25 of State, and authorized to take proof or acknowledgment of an instrument, to forge and
26 willfully certify falsely that the execution of this instrument was acknowledged by her
27 signature, on a document entitled NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
28 DEED OF TRUST, Instrument No. 0003482 of Official Records filed in the Office of the
-- County Recorder of Clark County, Nevada dated June 9, 2005. These actions were

1 performed in a secretive manner in order that the false documents be given full legal effect
2 and that this criminal activity not be discovered. This activity was discovered on or about
3 December of 2010.

4 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
5 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

6 **COUNT 604**

7 **NOTARIZATION OF SIGNATURE OF PERSON NOT IN PRESENCE NOTARY PUBLIC**
8 **(AID & ABET)**
9 **GROSS MISDEMEANOR NRS 240.155(2)**

10 On or about March 16, 2007, Defendant **TRAFFORD**, within Clark County, State of
11 Nevada, did then and there willfully aid and abet in the notarization of an individual's signature,
12 when said person whose signature was being notarizing was not in the notary's presence, to
13 wit;

14 On or about March 16, 2007, Defendant **TRAFFORD** within Clark County, State of
15 Nevada, planned, directed, or arranged to have TRACY LAWRENCE, (hereinafter
16 "LAWRENCE"), a notary public appointed by the Nevada Secretary of State, and authorized to
17 take proof or acknowledgment of an instrument, to forge and notarize his signature on a
18 NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No.
19 0002956 of Official Records filed in the Office of the County Recorder of Clark County,
20 Nevada dated March 16, 2007, when Defendant **TRAFFORD** was not in Defendant's
21 presence and further never signed said document. These actions were performed in a
22 secretive manner in order that the false documents be given full legal effect and that this
23 criminal activity not be discovered. This activity was discovered on or about December of
24 2010.

25 All of which constitutes the crime of **NOTARIZATION OF SIGNATURE OF PERSON**
26 **NOT IN PRESENCE NOTARY PUBLIC**, a violation of NRS 240.155, a gross misdemeanor.

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COUNT 605

OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING
Felony NRS 239.330

On or about March 16, 2007, Defendant **TRAFFORD** did, in the County of Clark, State of Nevada, then and there, knowingly and feloniously, cause to be offered for filing in a public office, a false and/or forged instrument, which instrument, if genuine, might be filed, registered or recorded in a public office under the law of the State of Nevada, to wit:

On or about March 16, 2007, Defendant **TRAFFORD**, within Clark County, State of Nevada, either directly or through an agent or employee, caused to be offered for filing, a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002956 of Official Records with the Office of the County Recorder of Clark County, Nevada dated March 16, 2007. Said document was forged in that it purported to be signed by Defendant **TRAFFORD**, as the agent for the beneficiary of the property listed in said instrument, when in truth and in fact Defendant **TRAFFORD** did not sign said instrument, as Defendant **TRAFFORD** well knew. These actions were performed in a secretive manner in order that the false documents be given full legal effect and that this criminal activity not be discovered. This activity was discovered on or about December of 2010.

All of which constitutes the crime of **OFFERING A FALSE INSTRUMENT FOR FILING OR RECORDING**, a violation of NRS 239.330, a category C felony.

COUNT 606

FALSE CERTIFICATE TO CERTAIN INSTRUMENTS (AID & ABET)
Felony NRS 205.120

On or about March 16, 2007, Defendant **TRAFFORD**, within the County of Clark, State of Nevada, did then and there plan, direct, and arrange to have a person authorized to take proof or acknowledgment of an instrument which by law may be recorded, willfully certify falsely that the execution of the instrument was acknowledged by a party thereto or that the execution thereof was proved, to wit:

On or about March 16, 2007, Defendant **TRAFFORD** planned, directed, and

1 arranged to have TRACY LAWRENCE, (hereinafter "LAWRENCE"), a notary public appointed
2 by the Nevada Secretary of State, and authorized to take proof or acknowledgment of an
3 instrument, to forge and willfully certify falsely that the execution of this instrument was
4 acknowledged by her signature, on a document entitled NOTICE OF DEFAULT AND
5 ELECTION TO SELL UNDER DEED OF TRUST, Instrument No. 0002956 of Official Records
6 filed in the Office of the County Recorder of Clark County, Nevada dated March 16, 2007.

7 These actions were performed in a secretive manner in order that the false documents
8 be given full legal effect and that this criminal activity not be discovered. This activity was
9 discovered on or about December of 2010.

10 All of which constitutes the crime of **FALSE CERTIFICATE TO CERTAIN**
11 **INSTRUMENTS** a category D felony pursuant to NRS 205.120.

12 All of which is contrary to the form, force and effect of the statutes in such cases made
13 and provided, and against the peace and dignity of the State of Nevada.

14 DATED this _____ day of November, 2011

15 SUBMITTED BY:

16 CATHERINE CORTEZ MASTO
17 Attorney General

18 By: _____

19 JOHN P. KELLEHER
20 Chief Deputy Attorney General
21 Nevada Bar No. 005387
22 555 E. Washington Avenue, #3900
23 Las Vegas, Nevada 89101
24 702-486-3396
25 Attorneys for Plaintiff, State of Nevada

26 ENDORSEMENT: A True Bill

27 By: _____

28 Foreperson, Clark County Grand Jury
29 11AGJ037AB

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2. Meghan Shaw
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3. Joseph Noel
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5. Eugene Mendiola
Clark County Recorder's Office
Clark County Government Center
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