

DOUGLAS COUNTY, NV

2018-923730

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FIRST AMERICAN MORTGAGE SOLUTIONS - TSG

KAREN ELLISON, RECORDER

APN 1319-19-720-015

RECORDING REQUESTED BY:

First American Title Company

WHEN RECORDED MAIL TO:

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

TS No. NV09000143-14-4

TO No. 8734054

Commonly known as: 161 A TRAMWAY DRIVE, STATELINE, NV 89449

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

NOTICE IS HEREBY GIVEN THAT: **MTC Financial Inc. dba Trustee Corps** is either the original Trustee, the duly appointed substituted Trustee, or acting as agent for the Trustee or Beneficiary under a Deed of Trust dated as of December 20, 2007, executed by **LESLIE S NICHOLSON, A MARRIED WOMAN**, as Trustor, to secure obligations in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as nominee for **COUNTRYWIDE BANK, FSB.** as original Beneficiary, recorded February 1, 2008 as Instrument No. 0717296 in Book 0208, on Page 0034 of official records in the Office of the County Recorder of Douglas County, Nevada; and that

The Deed of Trust secures the payment of and the performance of certain obligations, including, but not limited to, the obligations set forth in that certain Promissory Note with a face amount of \$324,700.00 (together with any modifications thereto the "Note"); and that

A breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the Trustor has failed to perform obligations pursuant to or under the Note and/or Deed of Trust, specifically: Failed to pay payments which became due March 1, 2011 AND ALL SUBSEQUENT INSTALLMENTS, ALONG WITH LATE CHARGES, PLUS FORECLOSURE COSTS AND LEGAL FEES. PLUS ALL OF THE TERMS AND CONDITIONS AS PER THE DEED OF TRUST, PROMISSORY NOTE AND RELATED LOAN DOCUMENTS.

That by reason thereof the present Beneficiary under such Deed of Trust has deposited with said duly appointed Trustee such Deed of Trust and all documents evidencing obligations secured thereby and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

### NOTICE

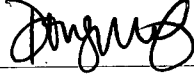
You may have the right to cure the default hereon and reinstate the one obligation secured by such Deed of Trust above described. Section NRS 107.080 permits certain defaults to be cured upon the payment of the amounts required by that statutory section without requiring payment of that portion of principal and interest which would not be due had no default occurred. Where reinstatement is possible, if the default is not cured within the statutory period set forth in Section NRS 107.080, the right of reinstatement will terminate and the property may thereafter be sold. The Trustor may have the right to bring a court action to assert the nonexistence of a default or any other defense of Trustor to acceleration and Sale.

To determine if reinstatement is possible and the amount, if any, to cure the default, contact:

Selene Finance LP  
c/o TRUSTEE CORPS  
TS No: NV09000143-14-4  
3571 Red Rock St., Ste B  
Las Vegas, NV 89103  
Phone No: 949-252-8300  
TDD: 800-326-6868

Dated: December 14, 2018

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




By: Douglas Nunez, Authorized Signatory

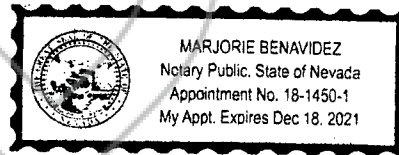
State of NEVADA  
County of CLARK

This instrument was acknowledged before me on  
2018, by DOUGLAS NUNEZ.

Dec 14, 2018

  
Notary Public Signature

Marjorie Benavidez  
Printed Name



My Commission Expires: 12/18/2021

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

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

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

Property Owners:

LESLIE S. NICHOLSON

Trustee Address:

17100 Gillette Ave  
Irvine, CA 92614

Property Address:

161 A TRAMWAY DRIVE  
STATELINE, NV 89449

Deed of Trust Document:

0717296 Book 0208 Page 0034

Affiant, Korey A. Rudd, being first duly sworn upon oath, and under penalty of perjury, attests that the following information is based on the direct, personal knowledge or the personal knowledge which Affiant acquired by a review of the business records of the Beneficiary, the successor in interest of the Beneficiary or the servicer of the obligation or debt secured by the Deed of Trust, which business records must meet the standards set forth in NRS 51.135:

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

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

Current holder of the Note: Selene Finance LP  
Address: 9990 Richmond Avenue, Suite 400 South, Houston, TX 77042

Current Beneficiary: Selene Finance LP  
Address: 9990 Richmond Avenue, Suite 400 South, Houston, TX 77042

Current servicer: SELENE FINANCE, LP  
Address: 9990 Richmond Avenue, Suite 400 South, Houston, TX 77042

- 2) The Beneficiary under the Deed of Trust, the successor in interest of the Beneficiary or the Trustee is in actual or constructive possession of the Note secured by the Deed of Trust or that the Beneficiary or its successor in interest or the Trustee is entitled to enforce the obligation or debt secured by the Deed of Trust.
- 3) The Beneficiary or its successor in interest, the servicer of the obligation or debt secured by the Deed of Trust or the Trustee, or an attorney representing any of those persons, has sent to the obligor or Borrower of the obligation or debt secured by the Deed of Trust a written statement of:
  - (I) The amount of payment required to make good the deficiency in performance or payment, avoid the exercise of the power of sale and reinstate the terms and conditions of the underlying obligation or debt existing before the deficiency in performance or payment, as of the date of the statement;
  - (II) The amount in default;
  - (III) The principal amount of the obligation or debt secured by the Deed of Trust;

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

**Deed of Trust**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for COUNTRYWIDE BANK, FSB.

Recorded: February 1, 2008

Instrument: 0717296 Book 0208 Page 0034

**Recorded Assignment(s)**

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

Recorded: May 8, 2012

Instrument: 802067 Book 512 Page 1905

Nationstar Mortgage LLC

Recorded: September 26, 2012

Instrument: 809761 Book 912 Page 6376

NATIONSTAR MORTGAGE LLC

Recorded: October 30, 2012

Instrument: 0811784 Book 1012 Page 7764

SELENE FINANCE LP

Recorded: February 2, 2018

Instrument: 2018-909991

Selene Finance LP  
Recorded: November 9, 2018  
Instrument: 2018-921937

I declare under penalty of perjury that the foregoing is true and correct and that this Affidavit was executed on Nov 26, 2018.

[Signature]  
Signature

Korey A. Rudd  
Name

Team Lead Foreclosure  
Title

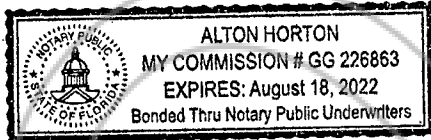
State of Florida

County of Duval

Korey A. Rudd

Korey A. Rudd, an employee of SELENE FINANCE, LP, appeared before me, this 26 day of Nov., 2018, and after being duly sworn, executed this Affidavit on its behalf.

[Signature]  
Notary Public



Borrower(s): LESLIE S. NICHOLSON  
Property Address: 161 A TRAMWAY DRIVE  
STATELINE, NV 89449  
T.S No: NV09000143-14-4

**DECLARATION OF COMPLIANCE**  
(SB321 Section11)

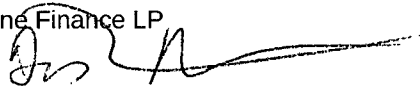
The undersigned, as an authorized agent or employee of the mortgage servicer named below, hereby declares under the laws of the State of Nevada, that:

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

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

Date: 12/5/2018

Selene Finance LP

  
By: Tasha Mann  
Title: Asset Manager