

DOUGLAS COUNTY, NV

2022-989046

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SERVICELINK TITLE AGENCY INC.

KAREN ELLISON, RECORDER

APN 1220-28-510-053

RECORDING REQUESTED BY:

ServiceLink

WHEN RECORDED MAIL TO:

MTC Financial Inc. dba Trustee Corps
3571 Red Rock St., Ste B
Las Vegas, NV 89103

TS No. NV08000108-22-1

TO No. 220415377-NV-VOI

Commonly known as: 1367 RANCHO RD, GARDNERVILLE, NV 89460

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 June 23, 2005, executed by NEIL S BUGELY, MARRIED LAURIE D BUGELY, MARRIED, HUSBAND AND WIFE, as Trustor, to secure obligations in favor of JPMORGAN CHASE BANK, N.A. as original Beneficiary, recorded July 6, 2005 as Instrument No. 0648729 in Book 0705, on Page 1779 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 \$224,000.00 (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, 2022 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:

U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust
c/o MTC Financial Inc. dba Trustee Corps
TS No: NV08000108-22-1
3571 Red Rock St., Ste B
Las Vegas, NV 89103
Phone No: 949-252-8300
TDD: 800-326-6868

Dated: August 25, 2022

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

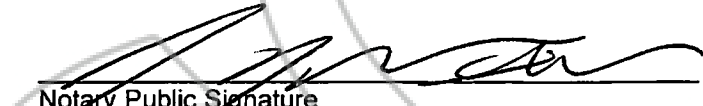


By: Starr Meehan, Authorized Signatory

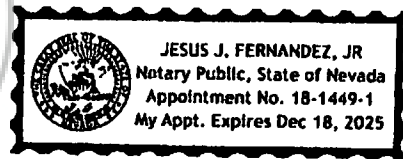
State of NEVADA
County of CLARK

This instrument was acknowledged before me on August 25, 2022,
by STARR MEEHAN.

Notary Public Signature


Jesus J. Fernandez, Jr.

Printed Name



My Commission Expires: 12/18/2025

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:

LAURIE D BUGELY
NEIL S BUGELY

Trustee Address:

17100 Gillette Ave
Irvine, CA 92614

Property Address:

1367 RANCHO RD
GARDNERVILLE, NV 89460

Deed of Trust Document:

0648729 Book 0705 Page 1779

Affiant, Korey McGovern, 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: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust
Address: 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019

Current Beneficiary: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust
Address: 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019

Current servicer: SELENE FINANCE, LP
Address: 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019

- 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

JPMORGAN CHASE BANK, N.A.
Recorded: July 6, 2005
Instrument: 0648729 Book 0705 Page 1779

Recorded Assignment(s)

BAYVIEW LOAN SERVICING, LLC
Recorded: September 15, 2014
Instrument: 849409

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST

Recorded: January 27, 2017
Instrument: 2017-893913

DLJ MORTGAGE CAPITAL, INC

Recorded: June 25, 2018
Instrument: 2018-916013

U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for

RCF 2 Acquisition Trust
Recorded: May 19, 2022
Instrument: 2022-985217

I declare under penalty of perjury that the foregoing is true and correct and that this Affidavit was executed on August 2, 2022.

Signature

Name

Korey McGovern

Title

Document Execution Specialist

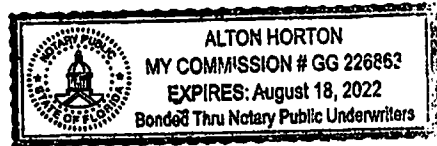
State of Florida

County of Duval

Korey McGovern, an employee of SELENE FINANCE, LP,
appeared before me, this 2 day of AUGUST, 2022,
and after being duly sworn, executed this Affidavit on its behalf.

Notary Public Florida

Alton Horton



Borrower(s): LAURIE D BUGELY
NEIL S BUGELY
Property Address: 1367 RANCHO RD
GARDNERVILLE, NV 89460
T.S. No: NV08000108-22-1

DECLARATION OF COMPLIANCE
(NRS 107.510(6))

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 NRS 107.510(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 NRS 107.510(2).
2. The mortgage servicer tried with due diligence to contact the borrower pursuant to NRS 107.510(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 NRS 107.510(5) were satisfied.
3. No contact was required by the mortgage servicer because the individual did not meet the definition of "borrower" pursuant to NRS 107.410. 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 NRS 107.510 do not apply because the above-referenced loan is not a "residential mortgage loan" as defined by NRS 107.450. (A residential mortgage loan as defined by NRS 107.450 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).
5. Pursuant to NRS 107.460, the provisions of NRS 107.400 to NRS 560, inclusive, do not apply because the subject entity has foreclosed on 100 or fewer real property located in this State which

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: August 09, 2022

U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust by Selene Finance LP as Attorney in Fact

Desmond Mitchell
By: Desmond Mitchell

Title: Document Execution Specialist