

DOUGLAS COUNTY, NV

2024-1012537

Rec:\$290.00

\$290.00 Pgs=6

09/20/2024 03:36 PM

SERVICELINK TITLE AGENCY INC.

SHAWNYNE GARREN, RECORDER

APN 1320-30-713-037

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. NV09000023-24-1

TO No. 240454211-NV-VOI

Commonly known as: 1661 W MINDEN VILLAGE LOOP, MINDEN, NV 89423

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. NRS 239B.030.

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 May 5, 2022, executed by DEIDRE J BEIRLE, A SINGLE WOMAN, as Trustor, to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ZILLOW HOME LOANS, LLC. as original Beneficiary, recorded May 10, 2022 as Instrument No. 2022-984818 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 \$364,800.00 (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, 2023 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 MTC Financial Inc. dba Trustee Corps
TS No: NV09000023-24-1
3571 Red Rock St., Ste B
Las Vegas, NV 89103
Phone No: 949-252-8300
TDD: 711 949.252.8300

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

Dated: 9-20-24

[Signature]
By: Bernardo Sotelo, Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

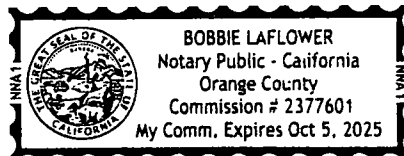
STATE OF CALIFORNIA
COUNTY OF ORANGE

On 9/20/24 before me, Bobbie LaFlower, Notary Public, personally appeared BERNARDO SOTELO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public Signature



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:

DEIDRE J BEIRLE

Trustee Address:

17100 Gillette Ave
Irvine, CA 92614

Property Address:

1661 W MINDEN VILLAGE LOOP
MINDEN, NV 89423

Deed of Trust Document:

2022-984818

Affiant, Denise Sletten, 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: 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019

Current Beneficiary: Selene Finance LP
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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ZILLOW HOME LOANS, LLC.

Recorded: May 10, 2022

Instrument: 2022-984818

Recorded Assignment(s)

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Recorded: June 21, 2023

Instrument: 2023-997776

SELENE FINANCE LP

Recorded: March 22, 2024

Instrument: 2024-1005935

I declare under penalty of perjury that the foregoing is true and correct and that this Affidavit was executed on September 13, 2024.

Signature

Denise Sletten

Name

Supervisor, Foreclosure

Title

State of Texas

County of Dallas

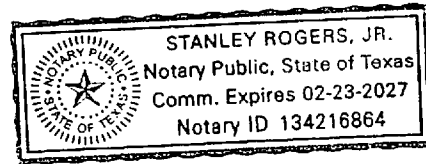
The foregoing instrument was acknowledged before me by means of physical presence this 13 day of September, of 2024 by Denise Sletten, as Supervisor, Foreclosure for SELENE FINANCE, LP.

Signature of Notary Public

Stanley Rogers Jr
Printed Name of Notary Public

Personally Known OR Produced Identification

Type of identification produced _____



Borrower(s): DEIDRE J BEIRLE
Property Address: 1661 W MINDEN VILLAGE LOOP
MINDEN, NV 89423
T.S. No: NV09000023-24-1

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:

- 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).
- 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.
- 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.
- 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).
- 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 constitute owner-occupied housing.

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 28, 2024

SELENE FINANCE, LP

Dawn Fox

By: **Dawn Fox**

2024-08-28 11:54-04:00

Title: **Document Execution Specialist**