



Nevada Trust Deed Services

April 4, 2023

Ignite Funding LLC as Servicing Agent
Pat Vassar
6700 Via Austi Parkway, Suite 300
Las Vegas, NV 89119

LOAN NO.: 5554

Re: File No. 23-02-007-FCL

In regard to the above referenced foreclosure, we are enclosing the Trustee's Sale Guarantee Report, an invoice reflecting fees incurred to date and a copy of the Notice of Breach and Election to Sell (and Substitution of Trustee, if applicable), which recorded on April 4, 2023.

The redemption period, as provided by Nevada Revised Statutes Chapter 107 expires on May 10, 2023.

Nevada Trust Deed Services will be sending you an Authorization for Publication, in approximately 80 days, provided the foreclosure is still pending.

Tentative dates for publication and sale are as follows:

First possible publication date: July 4, 2023

First possible sale date: July 25, 2023

Should you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

Michele Dobar
Foreclosure Officer

Enclosures

Invoice

Remit payment to:

Nevada Trust Deed Services
10161 Park Run Drive, Suite 150
Las Vegas, NV 89145
Attn: Michele Dobar

Billed to:

Ignite Funding LLC as Servicing Agent
6700 Via Austi Parkway, Suite 300
Las Vegas, NV 89119

Invoice number: Gold Rose Group/23-02-007-1**Invoice date:** April 4, 2023**Please pay before:** May 4, 2023**Our file number:** 23-02-007-FCL**Property:**

9775 Severence Ln
Las Vegas, NV 89149
Clark County

DESCRIPTION	AMOUNT
Trustee's Sale Guarantee Report	2,426.00
Trustee Fee - 1st phase	3,513.00
Multi-Beneficiary / Research Fee	500.00
SFR Posting Fee	100.00
Postage - Certified Mail	80.00
Substitution of Trustee	47.00
Notice of Breach	297.00
Notice of Rescission	47.00
Invoice total:	\$ 7,010.00
Less payments received:	\$ 7,500.00
Balance due:	\$ (490.00)

Inst #: 20230404-0000202

Fees: \$42.00

04/04/2023 07:46:06 AM

Receipt #: 5258593

Requestor:

Nevada Trust Deed Service
Recorded By: RYUD Pgs: 7

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN: 125-18-401-042

RETURN TO:

Nevada Trust Deed Services
10161 Park Run Drive, Suite 150
Las Vegas, NV 89145
(702)733-9900

SUBSTITUTION OF TRUSTEE

FILE NO.: 23-02-007-FCL

WHEREAS, Equity Title of Nevada was the original Trustee under that certain Deed of Trust (the "Deed of Trust") executed by Gold Rose Group, LLC, a Nevada Limited Liability Company, ("Trustor"), for the benefit of Ignite Funding LLC FBO Exhibit "A", ("Current Beneficiary"), recorded on August 5, 2022 as Instrument No. 20220805-0001094, of Official Records in the Office of the County Recorder of CLARK County, Nevada, as amended or modified, if applicable.

WHEREAS, the undersigned Current Beneficiary desires to substitute a new Trustee in place of and instead of the said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust;

NOW, THEREFORE, the undersigned Beneficiary does hereby substitute NEVADA TRUST DEED SERVICES, as Trustee under the terms of said Deed of Trust with the power to perform the trusts therein imposed.

All other terms and conditions of said Deed of Trust remain the same unless amended or modified by separate instrument.

SIGNATURE PAGE TO FOLLOW

SIGNATURE PAGE FOR SUBSTITUTION OF TRUSTEE

DATED: 3-27-23

Ignite Funding LLC as ~~Servicing Agent~~ for the beneficiaries listed on Exhibit "A"

BY: Pat Vassar, Director of Ignite Funding LLC

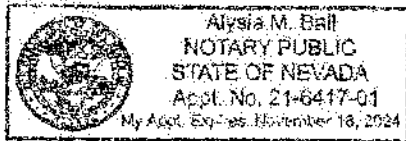
State of NV

County of Clark

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)ss.
)

This instrument was acknowledged before me on
Director of Ignite Funding LLC as Servicing Agent

3/27/2023 by Pat Vassar as



A. Ball
NOTARY PUBLIC
My Commission Expires: 11/18/2024

EXHIBIT "A"

Foreclosure No. 23-02-007-FCL

Sharon Louise Ipes, a married woman as her sole and separate property AS TO AN UNDIVIDED \$60,000.00 INTEREST.

Preferred Trust Company Custodian FBO Michael Vincent Marcotte, IRA AS TO AN UNDIVIDED \$8,500.00 INTEREST.

Angela Alynis Morgan, a single woman as her sole and separate property AS TO AN UNDIVIDED \$28,800.00 INTEREST.

Preferred Trust Company Custodian FBO Carol Lynn Coltrin, IRA AS TO AN UNDIVIDED \$15,100.00 INTEREST.

Preferred Trust Company Custodian FBO Susan Lynn Huber, Inherited IRA of Richard Taylor AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO Philip Fleishman, IRA AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Preferred Trust Company Custodian FBO Gerald Lamar Calhoun, IRA AS TO AN UNDIVIDED \$100,000.00 INTEREST.

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PJH Investments, LLC AS TO AN UNDIVIDED \$10,000.00 INTEREST.

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Kim Nadine Achziger, a single woman as her sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.

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Amy I Lee, a single woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.

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Dane Andrew Petchul and Adrienne Gray Petchul, together as joint tenants AS TO AN UNDIVIDED \$22,800.00 INTEREST.

Preferred Trust Company Custodian FBO Roberta Jean Bailey, IRA AS TO AN UNDIVIDED \$5,800.00 INTEREST.

Maggie Hong Wang, a single woman as her sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Preferred Trust Company Custodian FBO Eric Steven Dubbs, IRA AS TO AN UNDIVIDED \$48,000.00 INTEREST.

Shublee Shree Shawnte, a single woman as her sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Inne Chepkoech Soimo, a married woman as her sole and separate property AS TO AN UNDIVIDED \$16,300.00 INTEREST.

Preferred Trust Company Custodian FBO Timothy Paul Locklear, IRA AS TO AN UNDIVIDED \$18,900.00 INTEREST.

iPlanGroup Agent for Mainstar Custodian FBO Linda E Gourmas, Roth IRA AS TO AN UNDIVIDED \$12,000.00 INTEREST.

Preferred Trust Company Custodian FBO Gregory Andrew Roane, IRA AS TO AN UNDIVIDED \$14,800.00 INTEREST.

Patricia Elizabeth Fryar, as Trustee of the Patricia Elizabeth Fryar Separate Share Trust created under The Footman Family Trust established October 23, 2014 AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Preferred Trust Company Custodian FBO Ralph Louis Gardner, IRA AS TO AN UNDIVIDED \$114,400.00 INTEREST.

Preferred Trust Company Custodian FBO Patricia Merchant, IRA AS TO AN UNDIVIDED \$23,200.00 INTEREST.

Equity Trust Company Custodian FBO Glenn Robert Frontin, IRA #200439998 AS TO AN UNDIVIDED \$40,000.00 INTEREST.

Iris Denise Tsui, a single woman as her sole and separate property AS TO AN UNDIVIDED \$15,000.00 INTEREST.

Christopher Arthur Stephens, a single man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Preferred Trust Company Custodian FBO Beth Eileen McCarthy, Roth IRA AS TO AN UNDIVIDED \$5,000.00 INTEREST.

Preferred Trust Company Custodian FBO Mike Lynn Kirkpatrick, IRA AS TO AN UNDIVIDED \$5,000.00 INTEREST.

Jacquelyn Jeanne McColgan, a single woman as her sole and separate property AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Karon Vander Wall, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Loretta Garcia Lipscomb 2014 Revocable Trust AS TO AN UNDIVIDED \$9,600.00 INTEREST.

Joshua James Doherty, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Robert Loren Fletcher, a single man as his sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Dallas Wayne Kester and Khrystal Kay Quong Kester, together as joint tenants AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Preferred Trust Company Custodian FBO Charity Dawn Mapa, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

iPlanGroup Agent for Mainstar Custodian FBO Paula Richter Tucker, Inherited IRA AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Preferred Trust Company Custodian FBO Nicholas John Sarandou, Roth IRA AS TO AN UNDIVIDED \$5,300.00 INTEREST.

Preferred Trust Company Custodian FBO Adrienne Louise Ray, IRA AS TO AN UNDIVIDED \$55,900.00 INTEREST.

Preferred Trust Company Custodian FBO Jo Anne Johnson, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO John Ernest Lavender, Roth IRA AS TO AN UNDIVIDED \$10,100.00 INTEREST.

Preferred Trust Company Custodian FBO Linda A Dubbs, Roth IRA AS TO AN UNDIVIDED \$8,000.00 INTEREST.

Preferred Trust Company Custodian FBO Jeffrey Matthew Traver, IRA AS TO AN UNDIVIDED \$60,000.00 INTEREST.

Liseanne Clare Miller, a single woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.
Specialized Trust Company Custodian FBO Forever Free 401K Plan AS TO AN UNDIVIDED \$10,000.00 INTEREST.
Daphne Hong Lim and Kin-Ping Lim Revocable Trust AS TO AN UNDIVIDED \$20,000.00 INTEREST.
Preferred Trust Company Custodian FBO Deborah Kay Handel, IRA AS TO AN UNDIVIDED \$18,000.00 INTEREST.
Preferred Trust Company Custodian FBO Merry S Tipton, IRA AS TO AN UNDIVIDED \$10,500.00 INTEREST.
Preferred Trust Company Custodian FBO John Ernest Lavender, IRA AS TO AN UNDIVIDED \$12,400.00 INTEREST.
Mainstar Trust Custodian FBO Franz Kenneth Bolowich, IRA #T2185274 AS TO AN UNDIVIDED \$100,000.00 INTEREST.
First Savings Bank Custodian FBO Lynn Potenciano, IRA AS TO AN UNDIVIDED \$30,000.00 INTEREST.
Ron Edward Carlson, a married man as his sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST.
Daniel Clark, a married man as his sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST.
Landlubber Homes, Inc. AS TO AN UNDIVIDED \$25,000.00 INTEREST.
Elisa Nham, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.
Connect Invest Corporation AS TO AN UNDIVIDED \$35,000.00 INTEREST. David Tri Tran, a single man as his sole and separate property AS TO AN UNDIVIDED \$2,000.00 INTEREST.
Todd Harris Wienke, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.
Connect Invest II, LLC AS TO AN UNDIVIDED \$75,000.00 INTEREST.
Jonathan Wallace Thomas, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.
Preferred Trust Company Custodian FBO Raymond Michael Holtschneider, SEP IRA AS TO AN UNDIVIDED \$24,200.00 INTEREST.
Humphrey Duan, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.
Lindsey James Parker, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.
Victoria Ciancaglini Hendrick, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Preferred Trust Company Custodian FBO Donald Balaban, IRA AS TO AN UNDIVIDED \$19,500.00 INTEREST.
Preferred Trust Company Custodian FBO Desiree Antoinette Miller, IRA AS TO AN UNDIVIDED \$24,800.00 INTEREST.
Patricia Ann McCormick, a single woman as her sole and separate property AS TO AN UNDIVIDED \$12,500.00 INTEREST.
Robert Alan Shapiro, a married man as his sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Esa Sragvi Sankarasetty, a married man as his sole and separate property AS TO AN UNDIVIDED
\$15,500.00 INTEREST.

Preferred Trust Company Custodian FBO Jess James Godoy, IRA AS TO AN UNDIVIDED
\$13,000.00 INTEREST.

Preferred Trust Company Custodian FBO Cynthia Rose Gonzales, IRA AS TO AN UNDIVIDED
\$20,100.00 INTEREST.

Inst #: 20230404-0000203

Fees: \$292.00

04/04/2023 07:46:06 AM

Receipt #: 5258593

Requestor:

Nevada Trust Deed Service
Recorded By: RYUD Pgs: 11

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN: 125-18-401-042

Property: 9775 Severence Ln
Las Vegas, NV 89149

RETURN TO/TRUSTEE CONTACT INFO:

Nevada Trust Deed Services
10161 Park Run Drive, Suite 150
Las Vegas, NV 89145
(702)733-9900

NOTICE OF BREACH AND ELECTION TO SELL UNDER DEED OF TRUST

FILE NO.: 23-02-007-FCL

NOTICE IS HEREBY GIVEN:

That Nevada Trust Deed Services, is the current Trustee under a Deed of Trust (the "Deed of Trust") dated August 5, 2022, executed by Gold Rose Group, LLC, a Nevada Limited Liability Company, ("Trustor"), to secure obligations presently in favor of Ignite Funding LLC FBO Exhibit "A", ("Current Beneficiary"), recorded August 5, 2022 as Instrument No. 20220805-0001094, of Official Records in the Office of the County Recorder of CLARK County, Nevada as modified or amended, if applicable.

That a breach of the obligations for which such Deed of Trust is security has occurred in that:

The installment of interest due on January 1, 2023 and all subsequent installments which have not been paid, remain due, owing and delinquent.

Together with any and all foreclosure fees and expenses, interest, late charges due, insurance, accrued late charges, advancements, and expenses, if any, to preserve the security of the beneficiary.

That by reason thereof, the undersigned, present beneficiary under such Deed of Trust, has executed and delivered to said Trustee a written Declaration of Default and Demand for Sale, and has surrendered to said Trustee such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due 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 herein and reinstate the 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. As to owner occupied property, where reinstatement is possible, the time to reinstate may be extended to 5 days before the date of sale pursuant to NRS 107.080. Where reinstatement is possible, if the default is not cured within the reinstatement period, 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 necessary to cure the default, contact the Beneficiary, their successor in interest, or the Trustee.

DATED: 3-27-23

Ignite Funding LLC as Servicing Agent for the beneficiaries listed on Exhibit "A"

BY: Pat Vassar, Director of Ignite Funding LLC

State of NV

County of CLARK

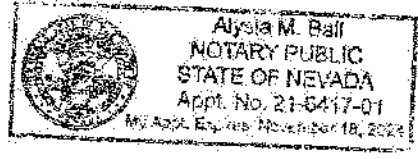
}
}ss.
}

This instrument was acknowledged before me on
Director of Ignite Funding LLC as Servicing Agent

3/27/2023 by Pat Vassar as

AMBall

NOTARY PUBLIC
My Commission Expires 11/8/2024



- d. The amount of accrued interest and late charges;
 - e. A good faith estimate of all fees imposed in connection with the exercise of the power of sale; and
 - f. Contact information for obtaining the most current amounts due and the local or toll-free telephone number as required.
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 amount due and a recitation of the information contained in the affidavit is (877)739-9094.
 5. The following is information regarding the instrument(s) that conveyed the interest of each beneficiary, which information may be based on any of the knowledge or information described in NRS § 107.0805:

Title of Assignment Document: Assignment of Deed of Trust
 Date: October 18, 2022
 Recording Information: Instrument No. 20221018-0000928
 Name of Assignee: See Exhibit "A" attached

DATED: 3-27-23

Affiant:

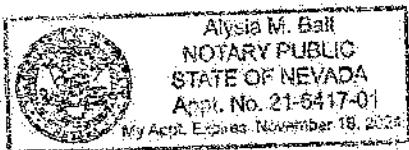
Ignite Funding LLC as Servicing Agent for the beneficiaries listed on Exhibit "A"

BY: [Signature]
 Pat Vassar, Director of Ignite Funding LLC

State of NV
 County of Clark

}
 }ss.
 }

This instrument was acknowledged before me on 3/27/2023 by Pat Vassar as Director of Ignite Funding LLC as Servicing Agent.



[Signature]
 NOTARY PUBLIC
 My Commission Expires: 11/18/2024

File No.: 23-02-007-FCL

Property: 9775 Severance Ln
Las Vegas, NV 89149

NEVADA DECLARATION

The undersigned declares the following under the laws of the State of Nevada:

1. That pursuant to Nevada Revised Statute § 107.560(5) of the Nevada Homeowner Bill of Rights ("HOBR"), the lender is exempt from liability under, and deemed to be in compliance with, Nevada Revised Statutes § 107.400 through § 107.560 inclusive of the HOBR as a signatory to the consent judgment referenced therein.

2. That despite being exempt under the HOBR, the lender has, in a spirit of compliance, nevertheless undertaken to attempt to contact the borrower in accordance with the HOBR as set out below.

3. That I have reviewed the lender's business records maintained in the ordinary course of business, and having personal knowledge of the contents of those records, hereby state that those business records reflect that the lender attempted to contact the borrower in accordance with the HOBR or determined as follows:

Ignite Funding LLC FBO Exhibit "A"

Contacted the borrower to assess the borrower's financial situation, explore options for the borrower to avoid foreclosure, and to offer a subsequent meeting with lender's representatives in accordance with NRS 107.510(2).

Tried with due diligence to contact the borrower in order to assess their financial situation and to explore options for the borrower to avoid foreclosure in accordance with NRS 107.510(5), including by:

- a. sending a letter via first class mail to the borrower(s) informing the borrower(s) of the right to discuss foreclosure alternatives, providing the telephone number for the United States Department of Housing and Urban Development ("HUD"), and a toll-free telephone number providing access to a live representative during business hours in compliance with NRS 107.510(5)(a);
- b. posting a prominent link on its internet website homepage to the information required by NRS 107.510(5)(e);
- c. attempting to contact the borrower on three separate days at a different time each day as required by NRS 107.510(b);
- d. sending a letter via certified mail, return receipt requested as required under NRS 107.510(5)(c);

Determined that no contact was required pursuant to NRS § 107.510 because the loan was not a "residential mortgage loan" secured by a mortgage or deed of trust on owner-occupied housing (principal residence), as defined by NRS 107.450.

Determined that no contact was required pursuant to NRS § 107.510 because the mortgagor is not a "borrower" as defined by NRS 107.410. The mortgagor surrendered the secured property as evidenced by a letter confirming the surrender or delivered the keys to the property to the mortgagee, trustee, beneficiary of the deed of trust, or an authorized agent of such a person.

Provided the borrower with each of the disclosures identified in NRS 107.500(1).

Determined that providing the borrower with each of the disclosures identified in NRS 107.500(1) was not required because the loan was not a "residential mortgage loan" or the mortgagor is not a "borrower" as defined by NRS 107.450 and NRS 107.410 respectively.

Determined that providing the borrower with each of the disclosures identified in NRS 107.500(1) was not required because the beneficiary is a private lender or financial institution, that, during its immediately preceding annual reporting period, as established with its primary regulator, has foreclosed on 100 or fewer real properties located in this State which constitute owner-occupied housing, as defined by NRS 107.460.

DATED: 3-27-23

Ignite Funding LLC as Servicing Agent for the beneficiaries listed on Exhibit "A"

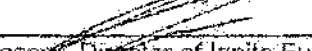
BY: 
Pat Vassar, Director of Ignite Funding LLC

EXHIBIT "A"

Foreclosure No. 23-02-007-FCL

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Dane Andrew Petchul and Adrienne Gray Petchul, together as joint tenants AS TO AN UNDIVIDED \$22,800.00 INTEREST.

Preferred Trust Company Custodian FBO Roberfa Jean Bailey, IRA AS TO AN UNDIVIDED \$5,800.00 INTEREST.

Maggie Hong Wang, a single woman as her sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Preferred Trust Company Custodian FBO Eric Steven Dubbs, IRA AS TO AN UNDIVIDED \$48,000.00 INTEREST.

Shubles Shree Shawnte, a single woman as her sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Irine Chepkoech Soimo, a married woman as her sole and separate property AS TO AN UNDIVIDED \$16,300.00 INTEREST.

Preferred Trust Company Custodian FBO Timothy Paul Locklear, IRA AS TO AN UNDIVIDED \$18,900.00 INTEREST.

iPlanGroup Agent for Mainstar Custodian FBO Linda E Goumas, Roth IRA AS TO AN UNDIVIDED \$12,000.00 INTEREST.

Preferred Trust Company Custodian FBO Gregory Andrew Roane, IRA AS TO AN UNDIVIDED \$14,800.00 INTEREST.

Patricia Elizabeth Fryar, as Trustee of the Patricia Elizabeth Fryar Separate Share Trust created under The Footman Family Trust established October 23, 2014 AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Preferred Trust Company Custodian FBO Ralph Louis Gardner, IRA AS TO AN UNDIVIDED \$114,400.00 INTEREST.

Preferred Trust Company Custodian FBO Patricia Merchant, IRA AS TO AN UNDIVIDED \$23,200.00 INTEREST.

Equity Trust Company Custodian FBO Glenn Robert Frontin, IRA #200439998 AS TO AN UNDIVIDED \$40,000.00 INTEREST.

Iris Denise Tsui, a single woman as her sole and separate property AS TO AN UNDIVIDED \$15,000.00 INTEREST.

Christopher Arthur Stephens, a single man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Preferred Trust Company Custodian FBO Beth Eileen McCarthy, Roth IRA AS TO AN UNDIVIDED \$5,000.00 INTEREST.

Preferred Trust Company Custodian FBO Mike Lynn Kirkpatrick, IRA AS TO AN UNDIVIDED \$5,000.00 INTEREST.

Jacquelyn Jeanne McColgan, a single woman as her sole and separate property AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Karon Vander Wall, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Lorella Garcia Lipscomb 2014 Revocable Trust AS TO AN UNDIVIDED \$9,600.00 INTEREST.

Joshua James Doherty, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Robert Loren Fletcher, a single man as his sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Dallas Wayne Kester and Khrystal Kay Quong Kester, together as joint tenants AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Preferred Trust Company Custodian FBO Charity Dawn Mapa, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

iPlanGroup Agent for Mainstar Custodian FBO Paula Richter Tucker, Inherited IRA AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Preferred Trust Company Custodian FBO Nicholas John Sarandou, Roth IRA AS TO AN UNDIVIDED \$5,300.00 INTEREST.

Preferred Trust Company Custodian FBO Adrienne Louise Ray, IRA AS TO AN UNDIVIDED \$56,900.00 INTEREST.

Preferred Trust Company Custodian FBO Jo Anne Johnson, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO John Ernest Lavender, Roth IRA AS TO AN UNDIVIDED \$10,100.00 INTEREST.

Preferred Trust Company Custodian FBO Linda A Dubbs, Roth IRA AS TO AN UNDIVIDED \$8,000.00 INTEREST.

Preferred Trust Company Custodian FBO Jeffrey Matthew Traver, IRA AS TO AN UNDIVIDED \$60,000.00 INTEREST.

Liseanne Clare Miller, a single woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.
Specialized Trust Company Custodian FBO Forever Free 401K Plan AS TO AN UNDIVIDED \$10,000.00 INTEREST.
Daphne Hong Lim and Kin-Ping Lim Revocable Trust AS TO AN UNDIVIDED \$20,000.00 INTEREST.
Preferred Trust Company Custodian FBO Deborah Kay Handel, IRA AS TO AN UNDIVIDED \$18,000.00 INTEREST.
Preferred Trust Company Custodian FBO Merry S Tipton, IRA AS TO AN UNDIVIDED \$10,500.00 INTEREST.
Preferred Trust Company Custodian FBO John Ernest Lavender, IRA AS TO AN UNDIVIDED \$12,400.00 INTEREST.
Mainstar Trust Custodian FBO Franz Kenneth Bolowich, IRA #T2185274 AS TO AN UNDIVIDED \$100,000.00 INTEREST.
First Savings Bank Custodian FBO Lynn Potenciano, IRA AS TO AN UNDIVIDED \$30,000.00 INTEREST.
Ron Edward Carlson, a married man as his sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST.
Daniel Clark, a married man as his sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST.
Landlubber Homes, Inc. AS TO AN UNDIVIDED \$25,000.00 INTEREST.
Elsa Nham, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.
Connect Invest Corporation AS TO AN UNDIVIDED \$35,000.00 INTEREST. David Tri Tran, a single man as his sole and separate property AS TO AN UNDIVIDED \$2,000.00 INTEREST.
Todd Harris Wienke, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.
Connect Invest II, LLC AS TO AN UNDIVIDED \$75,000.00 INTEREST.
Jonathan Wallace Thomas, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.
Preferred Trust Company Custodian FBO Raymond Michael Holschneider, SEP IRA AS TO AN UNDIVIDED \$24,200.00 INTEREST.
Humphrey Duan, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.
Lindsey James Parker, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.
Victoria Giansagini Hendrick, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Preferred Trust Company Custodian FBO Donald Balaban, IRA AS TO AN UNDIVIDED \$19,500.00 INTEREST.
Preferred Trust Company Custodian FBO Desirée Antoinette Miller, IRA AS TO AN UNDIVIDED \$24,800.00 INTEREST.
Patricia Ann McCormick, a single woman as her sole and separate property AS TO AN UNDIVIDED \$12,500.00 INTEREST.
Robert Alan Shapiro, a married man as his sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Esa Sragvi Sankarasetty, a married man as his sole and separate property AS TO AN UNDIVIDED
\$15,500.00 INTEREST.

Preferred Trust Company Custodian FBO Jess James Godoy, IRA AS TO AN UNDIVIDED
\$13,000.00 INTEREST.

Preferred Trust Company Custodian FBO Cynthia Rose Gonzales, IRA AS TO AN UNDIVIDED
\$20,100.00 INTEREST.

Trustee's Sale Guarantee

CLTA Guarantee Form No. 22



Issued by Old Republic National Title Insurance Company

Guarantee Number **TSNV-08000252** File Number: **105120-EB**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE AND THE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

a Florida corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A of this Guarantee

against loss or damage not exceeding the liability amount stated in Schedule A sustained by the Assured by reason of any incorrectness in the assurances set forth in Paragraph 3 of Schedule A.

Issued through the office of:

Policy Issuer:
SECURITY 1ST TITLE OF NEVADA, LLC
9500 HILLWOOD DRIVE
STE. 110
LAS VEGAS, NV 89134
PHONE: (702) 476-6400

REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Stock Company
North Westshore Blvd., Suite 900, Tampa, Florida 33607
371-1111 www.oldrepublictitle.com

President

Secretary

ATTEST

Authorized Signatory

EXCLUSIONS FROM COVERAGE

1. Except to the extent of the assurances set forth in Paragraph 3 of Schedule A, the Company assumes no liability for loss or damage by reason of any law, ordinance, governmental regulation or any other police power adopted or promulgated by any federal or state government authority purporting to regulate nonjudicial foreclosures or any related duties, whether or not disclosed by the Public Records at the Date of Guarantee.
2. Notwithstanding any assurances set forth in Paragraph 3 of Schedule A, the Company assumes no liability for loss or damage by reason of the following:
 - a. Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land expressly described in the description set forth in Schedule A of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such Land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - b. Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; (2) that result in no loss to the Assured; or (3) that do not result either in the invalidity of any nonjudicial proceeding to foreclose the lien of the Mortgage or the failure of any such nonjudicial foreclosure proceeding to divest a lien, estate or interest subordinate or subject to the lien of the Mortgage.
 - c. Defects, liens, encumbrances, adverse claims or other matters against the title, not shown by the Public Records.
 - d. The identity of any party shown or referred to in Schedule A.
 - e. The validity, legal effect or priority of any matter shown or referred to in this Guarantee.
 - f. Any law, ordinance, governmental regulation or any other police power adopted or promulgated by any county, city, or any other local government authority purporting to regulate nonjudicial foreclosures or any related duties, whether or not disclosed by the Public Records at the Date of Guarantee.
 - g. (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
 - h. (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

TRUSTEE'S SALE GUARANTEE CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in the Guarantee mean:

- a. the "Assured": (i) the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company, (ii) the duly substituted trustee of the Mortgage and (iii) the owner of the indebtedness or other obligation secured by the Mortgage.
- b. "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- c. "Mortgage": the mortgage, deed of trust, trust deed, or other security instrument set forth in Paragraph 3.d. of Schedule A.
- d. "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- e. "Date of Guarantee": the Date of Guarantee set forth in Schedule A.

2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED

The Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claims of title or interest that are contrary to the assurances set forth in Paragraph 3 of Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. NO DUTY TO DEFEND OR PROSECUTE

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED TO COOPERATE

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- a. The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4.b. or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Paragraph 3 of Schedule A or to prevent or reduce loss or damage to the Assured including, but not limited to, repeating the trustee's sale proceeding. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- b. If the Company elects to exercise its options as stated in Paragraph 4.a. the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will

the Company pay any fees, costs or expenses incurred by the Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

- c. Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- d. In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Paragraph 3 of Schedule A. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. PROOF OF LOSS OR DAMAGE

- a. In addition to and after the notices required under Section 2 of these Conditions have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to the Assured under the Guarantee shall terminate.
- b. The Company may reasonably require the Assured to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Guarantee, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee as to that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY

In case of a claim under this Guarantee, the Company shall have the following additional options:

- a. To Pay or Tender Payment of the Amount of Guarantee or to Purchase the Indebtedness.
 - i. To pay or tender payment of the full amount of this Guarantee together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

- ii. To purchase the indebtedness secured by the Mortgage for the amount owing thereon, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of purchase and that the Company is obligated to pay.

When the Company so purchases such indebtedness, the owner thereof shall transfer, assign, and convey to the Company the indebtedness and the Mortgage, together with any collateral security.

Upon the exercise by the Company of either of the options provided for in Paragraphs 6.a.i. or 6.a.ii., all liability and obligations of the Company to the Assured under this Guarantee, other than to make the payment required in those paragraphs, shall terminate, including any duty to continue any and all litigation initiated by Company pursuant to Paragraph 4.

b. To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured.

- i. To pay or otherwise settle with other parties for or in the name of an Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
- ii. To pay or otherwise settle with the Assured the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in Paragraphs 6. b.i. or 6.b.ii., the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by Company pursuant to Paragraph 4.

7. LIMITATION OF LIABILITY

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured who has suffered loss or damage by reason of reliance upon the assurances set forth in Paragraph 3 of Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage and Conditions of this Guarantee.

- a. The liability of the Company under this Guarantee to the Assured shall not exceed the least of:
 - i. the amount of liability stated in Schedule A;
 - ii. the amount of the unpaid principal indebtedness secured by the Mortgage as limited or as reduced under Paragraph 8 of these Conditions at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
 - iii. the difference between the value of the estate or interest set forth in Schedule A and the value of the estate or interest subject to any defect, lien, encumbrance or other matter assured against by this Guarantee.
- b. If the Company or the Assured under the direction of the Company at the Company's expense establishes the title, or removes the alleged defect, lien or, encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- c. In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.

- d. The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

9. PAYMENT OF LOSS

- a. No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- b. When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions the loss or damage shall be payable within thirty (30) days thereafter.

10. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

11. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT

- a. This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- b. Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- c. No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

12. NOTICES, WHERE SENT.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at the office which issued this Guarantee or at 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607, (612) 371-1111.

SCHEDULE A

Guarantee No.: TSNV-08000252 / 105120-EB

Amount of Liability: \$2,925,000.00

Date of Guarantee: March 24, 2023

Fee: \$2,426.00

1. Name of Assured:

Nevada Trust Deed Services /Ignite Funding LLC as Servicing Agent for Sharon Louise Ipes, a married woman as her sole and separate property AS TO AN UNDIVIDED \$60,000.00 INTEREST. Preferred Trust Company Custodian FBO Michael Vincent Marcotte, IRA AS TO AN UNDIVIDED \$8,500.00 INTEREST. Angela Alyne Morgan, a single woman as her sole and separate property AS TO AN UNDIVIDED \$28,800.00 INTEREST. Preferred Trust Company Custodian FBO Carol Lynn Coltrin, IRA AS TO AN UNDIVIDED \$15,100.00 INTEREST. Preferred Trust Company Custodian FBO Susan Lynn Huber, Inherited IRA of Richard Taylor AS TO AN UNDIVIDED \$10,000.00 INTEREST. Preferred Trust Company Custodian FBO Philip Fleishman, IRA AS TO AN UNDIVIDED \$50,000.00 INTEREST. Preferred Trust Company Custodian FBO Gerald Lamar Calhoun, IRA AS TO AN UNDIVIDED \$100,000.00 INTEREST. Anh-Thu Thi Nguyen, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Forge Trust Co. CFBO Thelonious Gilbert VanDam, IRA #854712, Tax ID 26-2627205 AS TO AN UNDIVIDED \$10,000.00 INTEREST. Sabrina Jo-Handgen and Jay Benjamin Johnson, together as joint tenants AS TO AN UNDIVIDED \$25,000.00 INTEREST. Richard Wells Kovalchuk, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. PJH Investments, LLC AS TO AN UNDIVIDED \$10,000.00 INTEREST. Theresa N Agustin, a married woman as her sole and separate property AS TO AN UNDIVIDED \$5,000.00 INTEREST. Kim Nadine Achziger, a single woman as her sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST. Ryan Matthew Smith, a single man as his sole and separate property AS TO AN UNDIVIDED \$100,000.00 INTEREST. Amy I Lee, a single woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST. Malinda S Anderson, a married woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST. Dennis Michael Fitzpatrick, a single man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Mohana Sundar Balan, a married man as a sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Ap Investment Trust AS TO AN UNDIVIDED \$5,000.00 INTEREST. MADA Enterprises, LLC AS TO AN UNDIVIDED \$50,000.00 INTEREST. Glenden Ross Friesen and Leslie Helen Friesen, together as joint tenants AS TO AN UNDIVIDED \$10,000.00 INTEREST. Preferred Trust Company Custodian FBO Karen Teresa Gray, IRA AS TO AN UNDIVIDED \$32,000.00 INTEREST. Provident Trust Group Custodian FBO Christopher Jerome Parker, Solo K AS TO AN UNDIVIDED \$20,000.00 INTEREST. Alexander Kutuza and Roksoiyana T. Zabolotna-Kutuza, together as joint tenants AS TO AN UNDIVIDED \$400,000.00 INTEREST. Nancy M. Norton and Eduardo Hugo Fernandez, together as joint tenants AS TO AN UNDIVIDED \$10,000.00 INTEREST. TKH Investments, LLC AS TO AN UNDIVIDED \$20,000.00 INTEREST. Peter L Rinzivillo, a single man as his sole and separate property AS TO AN UNDIVIDED \$5,000.00 INTEREST. Jessica Collins, a married woman as her sole and separate property AS TO AN UNDIVIDED \$140,000.00 INTEREST. Todd Lloyd Thurston, a single man as his sole and separate property AS TO AN UNDIVIDED \$25,000.00 INTEREST. Preferred Trust Company Custodian FBO Michael Leonard Riley, IRA AS TO AN UNDIVIDED \$5,000.00 INTEREST. Barbara Hoepfner Valadez and Martin Martinez Valadez, together as joint tenants AS TO AN UNDIVIDED \$20,000.00 INTEREST. Preferred Trust Company Custodian FBO Gregory Krisfalusy, IRA AS TO AN UNDIVIDED \$17,200.00 INTEREST. Paul Steven Titcombe, a married man as his sole and separate property AS TO AN UNDIVIDED \$11,000.00 INTEREST. The Lam Revocable Living Trust AS TO AN UNDIVIDED \$5,000.00 INTEREST. Preferred Trust Company Custodian FBO Jack E Boffin, IRA AS TO AN UNDIVIDED \$16,300.00 INTEREST. Viviane C. Monsen, a single woman as her sole and separate property AS TO AN UNDIVIDED \$27,500.00 INTEREST. Sabrina Jo-Handgen and Jay Benjamin Johnson, together as joint tenants AS TO AN UNDIVIDED \$15,000.00 INTEREST. Dane Andrew Petchul and Adrienne Gray Petchul, together as joint tenants AS TO AN UNDIVIDED \$22,800.00 INTEREST. Preferred Trust Company Custodian FBO Roberta Jean Bailey, IRA AS TO AN UNDIVIDED \$5,800.00 INTEREST. Maggie Hong Wang, a single woman as her sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST. Preferred Trust Company Custodian FBO Eric Steven Dubbs, IRA AS TO AN UNDIVIDED \$48,000.00 INTEREST. Shublee Shree Shawnte, a single woman as her sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST. Irine Chepkoech Soimo, a married woman as her sole and separate property AS TO AN UNDIVIDED \$16,300.00 INTEREST. Preferred Trust Company Custodian FBO Timothy Paul Locklear, IRA AS TO AN UNDIVIDED \$18,900.00 INTEREST. iPlanGroup Agent for Mainstar Custodian FBO Linda E Goumas, Roth IRA AS TO AN UNDIVIDED \$12,000.00 INTEREST. Preferred Trust Company Custodian FBO Gregory Andrew Roane, IRA AS TO AN UNDIVIDED \$14,800.00 INTEREST. Patricia Elizabeth Fryar, as Trustee of the Patricia Elizabeth Fryar Separate Share Trust created under The Footman Family Trust established October 23, 2014 AS TO AN UNDIVIDED \$30,000.00 INTEREST. Preferred Trust Company Custodian FBO Ralph Louis Gardner, IRA AS TO AN UNDIVIDED \$114,400.00 INTEREST. Preferred Trust Company Custodian FBO Patricia Merchant, IRA AS TO AN UNDIVIDED \$23,200.00 INTEREST. Equity Trust Company Custodian FBO Glenn Robert Frontin, IRA #200439998 AS TO AN UNDIVIDED \$40,000.00 INTEREST. Iris Denise Tsui, a single woman as her sole and separate property AS TO AN UNDIVIDED \$15,000.00 INTEREST. Christopher Arthur Stephens, a single man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Preferred Trust Company Custodian FBO Beth Eileen McCarthy, Roth IRA AS TO AN UNDIVIDED \$5,000.00 INTEREST. Preferred Trust Company Custodian FBO Mike Lynn Kirkpatrick, IRA AS TO AN UNDIVIDED \$5,000.00 INTEREST. Jacquelyn Jeanne McColgan, a single woman as her sole and separate property AS TO AN UNDIVIDED \$25,000.00 INTEREST. Karon Vander Wall, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Loretta Garcia Lipscomb 2014 Revocable Trust AS TO AN UNDIVIDED \$9,600.00 INTEREST. Joshua James Doherty, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Robert Loren Fletcher, a single man as his sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST. Dallas Wayne Kester and Khrystal Kay Quong Kester, together as joint tenants AS TO AN UNDIVIDED \$100,000.00 INTEREST. Preferred Trust Company Custodian FBO Charity Dawn Mapa, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST. iPlanGroup Agent for Mainstar Custodian FBO Paula Richter Tucker, Inherited IRA AS TO AN UNDIVIDED \$25,000.00 INTEREST. Preferred Trust Company Custodian FBO Nicholas John Sarandou, Roth IRA AS TO AN UNDIVIDED \$5,300.00 INTEREST. Preferred Trust Company Custodian FBO Adrienne Louise Ray, IRA AS TO AN UNDIVIDED \$56,900.00 INTEREST. Preferred Trust Company Custodian FBO Jo Anne Johnson, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST. Preferred Trust Company Custodian FBO John Ernest Lavender, Roth IRA AS TO AN UNDIVIDED \$10,100.00 INTEREST. Preferred Trust Company Custodian FBO Linda A Dubbs, Roth IRA AS TO AN UNDIVIDED \$8,000.00 INTEREST. Preferred Trust Company Custodian FBO Jeffrey Matthew Traver, IRA AS TO AN UNDIVIDED \$60,000.00 INTEREST. Liseanne Clare Miller, a single woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST. Specialized Trust Company Custodian FBO Forever Free 401K Plan AS TO AN UNDIVIDED \$10,000.00 INTEREST. Daphne Hong Lim and Kin-Ping Lim Revocable Trust AS TO AN UNDIVIDED \$20,000.00 INTEREST. Preferred Trust Company Custodian FBO Deborah Kay Handel, IRA AS TO AN UNDIVIDED \$18,000.00 INTEREST. Preferred Trust Company Custodian FBO Merry S Tipton, IRA AS TO AN UNDIVIDED \$10,500.00 INTEREST. Preferred Trust Company Custodian FBO John Ernest Lavender, IRA AS TO AN UNDIVIDED \$12,400.00 INTEREST. Mainstar Trust Custodian FBO Franz Kenneth Bolowich, IRA #T2185274 AS TO AN UNDIVIDED \$100,000.00 INTEREST. First Savings Bank Custodian FBO Lynn Potenciano, IRA AS TO AN UNDIVIDED \$30,000.00 INTEREST. Ron Edward Carlson, a married man as his sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST. Daniel Clark, a married man as his sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST. Landlubber Homes, Inc. AS TO AN UNDIVIDED \$25,000.00 INTEREST. Elisa Nham, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Connect Invest Corporation AS TO AN UNDIVIDED \$35,000.00 INTEREST. David Tri Tran, a single man as his sole and separate property AS TO AN UNDIVIDED \$2,000.00 INTEREST. Todd Harris Wienke, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST. Connect Invest II, LLC AS TO AN UNDIVIDED \$75,000.00 INTEREST. Jonathan Wallace Thomas, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Preferred Trust Company Custodian FBO Raymond Michael Holtschneider, SEP IRA AS TO AN UNDIVIDED \$24,200.00 INTEREST. Humphrey Duan, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST. Lindsey James Parker, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Victoria Ciancaglini Hendrick, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Preferred Trust Company Custodian FBO Donald Balaban, IRA AS TO AN UNDIVIDED \$19,500.00 INTEREST. Preferred Trust Company Custodian FBO Desiree Antoinette Miller, TRA AS TO AN UNDIVIDED \$24,800.00 INTEREST. Patricia Ann McCormick, a single woman as her sole and separate property AS TO AN UNDIVIDED \$12,500.00 INTEREST. Robert Alan Shapiro, a married man as his sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST. Esa Sragvi Sankarasetty, a married man as his sole and separate property AS TO AN UNDIVIDED \$15,500.00 INTEREST. Preferred Trust Company Custodian FBO Jess James Godoy, IRA AS TO AN UNDIVIDED \$13,000.00 INTEREST. Preferred Trust Company Custodian FBO Cynthia Rose Gonzales, IRA AS TO AN UNDIVIDED \$20,100.00 INTEREST.

2. The estate or interest in the Land that is the subject of this Guarantee is:
Fee Simple

3. Assurances:

According to the Public Records as of the Date of Guarantee,

- a. Title to the estate or interest is vested in:
Gold Rose Group LLC, a Nevada Limited Liability Company
- b. Title to the estate or interest is subject to defects, liens or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.
- c. The Land referred to in this Guarantee is situated in the State of Nevada, County of Clark, and is described as follows:
A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER.
(SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.
AND M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP IN BOOK 127, PAGE 11, IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

For informational purposes only - APN: [125-18-401-042](#)

d. Relative to the Mortgage shown in Paragraph 13 of Schedule B:

i. For the purposes of N.R.S. §107.080, the names and addresses of the trustor or mortgagor as shown in the Mortgage are:

Gold Rose Group LLC
9775 Severence Ln
Las Vegas, NV 89149

Tenant/Sub-Tenant
9775 Severence Ln
Las Vegas, NV 89149

Gary M. Briggs
9775 Severence Ln
Las Vegas, NV 89149
(Guarantor)

Jacqueline Clark
9775 Severence Ln
Las Vegas, NV 89149
(Guarantor)

Gold Rose Group LLC
7995 W. Sahara Avenue #101
Las Vegas, NV 89117

Gary Briggs
7995 W. Sahara Avenue #101
Las Vegas, NV 89117

Jacqueline Clark
7995 W. Sahara Avenue #101
Las Vegas, NV 89117

ii. The names and addresses of all persons who have recorded requests for a copy of Notice of Default and Election to Sell and for a copy of Notice of Sale as provided by N.R.S. §107.090 are:

None

iii. The names and addresses of all additional persons who are entitled to receive a copy of Notice of Default and Election to Sell and a copy of Notice of Sale as provided by N.R.S. §107.080 and §107.090 are:

Jason Garofalo
4133 Peaceful Meadow Street
Las Vegas, NV 89135
Exception No. 15

iv. The names and addresses of all associations defined in N.R.S. § 116.011 and N.R.S. § 116.3101 that have recorded a Request for Notice that are entitled to receive a copy of any Trustee's Deed Upon Sale as provided by N.R.S. §107.090 are:

None

v. The names and addresses of all state taxing agencies that are entitled to receive a copy of Notice of Sale are:

None

vi. The address of the Internal Revenue Service to which a copy of Notice of Sale is to be mailed is:

None

- vii. The name of a newspaper of general circulation in the county where the Land is situated for the publication of a Notice of Sale as required by N.R.S. §107.080(4)(c) and defined in N.R.S. §238.030 is:

Nevada Legal News
930 S. Fourth Street, Suite 100
Las Vegas, NV 89101-6845

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights or, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records, (d) Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions 1-6 will be omitted on extended coverage policies

7. Taxes, general and special, for the fiscal year 2022 - 2023 for Assessor's parcel number: 125-18-401-042 as follows:

1st installment due 3rd Monday in August \$4,304.04 - Paid
2nd installment due 1st Monday in October \$4,300.97 - Paid
3rd installment due 1st Monday in January \$4,300.97 - Delinquent
4th installment due 1st Monday in March \$4,300.97 - Delinquent
Total taxes \$17,206.95

8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 361.260 of the Nevada Revised Statutes.
9. Reservations and provisions as contained in the Patent conveying said Land.
10. Easements and recitals affecting that portion of said Land and for the purposes stated thereon and incidental purposes as shown on the filed map referenced herein or appearing in the public records.
11. Easements or servitudes affecting that portion of said Land and for the purposes stated therein and incidental purposes appearing in the public records.
12. Matters in a recorded instrument that, among other things, contain or provide for easements, assessments, liens and their subordination; provisions relating to partition, restrictions on severability of component interest, Covenants, Conditions and Restrictions, if any, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, and any amendments thereto.

Liens and charges for upkeep and maintenance as provided in the above mentioned Covenants, Conditions and Restrictions, if any, where no notice thereof appears on record.

13. A deed of trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Dated : August 5, 2022
Amount : \$2,925,000.00
Trustor/Borrower : Gold Rose Group, LLC, a Nevada Limited Liability Company
Trustee : Equity Title of Nevada
Beneficiary/Lender : Ignite Funding, LLC FBO Preferred Trust Company, LLC-Client Account as to an undivided 2,925,000.00 interest
Loan No.: Not set out

The record beneficial interest under said Deed of Trust as a result of the last recorded assignment thereof is,

Assignee : Sharon Louise Ipes, a married woman as her sole and separate property AS TO AN UNDIVIDED \$60,000.00 INTEREST. Preferred Trust Company Custodian FBO Michael Vincent Marcotte, IRA AS TO AN UNDIVIDED \$8,500.00 INTEREST. Angela Alyne Morgan, a single woman as her sole and separate property AS TO AN UNDIVIDED \$28,800.00 INTEREST. Preferred Trust Company Custodian FBO Carol Lynn Coltrin, IRA AS TO AN UNDIVIDED \$15,100.00 INTEREST. Preferred Trust Company Custodian FBO Susan Lynn Huber, Inherited IRA of Richard Taylor AS TO AN UNDIVIDED \$10,000.00 INTEREST. Preferred Trust Company Custodian FBO Philip Fleishman, IRA AS TO AN UNDIVIDED \$50,000.00 INTEREST. Preferred Trust Company Custodian FBO Gerald Lamar Calhoun, IRA AS TO AN UNDIVIDED \$100,000.00 INTEREST. Anh-Thu Thi Nguyen, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Forge Trust Co. CFBO Thelonious Gilbert VanDam, IRA #854712, Tax ID 26-2627205 AS TO AN UNDIVIDED \$10,000.00 INTEREST. Sabrina Jo-Handgen and Jay Benjamin Johnson, together as joint tenants AS TO AN UNDIVIDED \$25,000.00 INTEREST. Richard Wells Kovalchuk, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. PJH Investments, LLC AS TO AN UNDIVIDED \$10,000.00 INTEREST. Theresa N Agustin, a married woman as her sole and separate property AS TO AN UNDIVIDED \$5,000.00 INTEREST. Kim Nadine Achziger, a single woman as her sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST. Ryan Matthew Smith, a single man as his sole and separate property AS TO AN UNDIVIDED \$100,000.00 INTEREST. Amy I Lee, a single woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST. Malinda S Anderson, a married woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST. Dennis Michael Fitzpatrick, a single man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Mohana Sundar Balan, a married man as a sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Ap Investment Trust AS TO AN UNDIVIDED \$5,000.00 INTEREST. MADA Enterprises, LLC AS TO AN UNDIVIDED \$50,000.00 INTEREST. Glenden Ross Friesen and Leslie Helen Friesen, together as joint tenants AS TO AN UNDIVIDED \$10,000.00 INTEREST. Preferred Trust Company Custodian FBO Karen Teresa Gray, IRA AS TO AN UNDIVIDED \$32,000.00 INTEREST. Provident Trust Group Custodian FBO Christopher Jerome Parker, Solo K AS TO AN UNDIVIDED \$20,000.00 INTEREST. Alexander Kutuza and Roksolyana T. Zabolotna-Kutuza, together as joint tenants AS TO AN UNDIVIDED \$400,000.00 INTEREST. Nancy M. Norton and Eduardo Hugo Fernandez, together as joint tenants AS TO AN UNDIVIDED \$10,000.00 INTEREST. TKH Investments, LLC AS TO AN UNDIVIDED \$20,000.00 INTEREST. Peter L Rinzivillo, a single man as his sole and separate property AS TO AN UNDIVIDED \$5,000.00 INTEREST. Jessica Collins, a married woman as her sole and separate property AS TO AN UNDIVIDED \$140,000.00 INTEREST. Todd Lloyd Thurston, a single man as his sole and separate property AS TO AN UNDIVIDED \$25,000.00 INTEREST. Preferred Trust Company Custodian FBO Michael Leonard Riley, IRA AS TO AN UNDIVIDED \$5,000.00 INTEREST. Barbara Hoepfner Valadez and Martin Martinez Valadez, together as joint tenants AS TO AN UNDIVIDED \$20,000.00 INTEREST. Preferred Trust Company Custodian FBO Gregory Krisfalusy, IRA AS TO AN UNDIVIDED \$17,200.00 INTEREST. Paul Steven Titcombe, a married man as his sole and separate property AS TO AN UNDIVIDED \$11,000.00 INTEREST. The Lam Revocable Living Trust AS TO AN UNDIVIDED \$5,000.00 INTEREST. Preferred Trust Company Custodian FBO Jack E Boffin, IRA AS TO AN UNDIVIDED \$16,300.00 INTEREST. Viviane C. Monsen, a single woman as her sole and separate property AS TO AN UNDIVIDED \$27,500.00 INTEREST. Sabrina Jo-Handgen and Jay Benjamin Johnson, together as joint tenants AS TO AN UNDIVIDED \$15,000.00 INTEREST. Dane Andrew Petchul and Adrienne Gray Petchul, together as joint tenants AS TO AN UNDIVIDED \$22,800.00 INTEREST. Preferred Trust Company Custodian FBO Roberta Jean Bailey, IRA AS TO AN UNDIVIDED \$5,800.00 INTEREST. Maggie Hong Wang, a single woman as her sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST. Preferred Trust Company Custodian FBO Eric Steven Dubbs, IRA AS TO AN UNDIVIDED \$48,000.00 INTEREST. Shublee Shree Shawnte, a single woman as her sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST. Irine Chepkoech Soimo, a married woman as her sole and separate property AS TO AN UNDIVIDED \$16,300.00 INTEREST. Preferred Trust Company Custodian FBO Timothy Paul Locklear, IRA AS TO AN UNDIVIDED \$18,900.00 INTEREST. iPlanGroup Agent for Mainstar Custodian FBO Linda E Goumas, Roth IRA AS TO AN UNDIVIDED \$12,000.00 INTEREST. Preferred Trust Company Custodian FBO Gregory Andrew Roane, IRA AS TO AN UNDIVIDED \$14,800.00 INTEREST. Patricia Elizabeth Fryar, as Trustee of the Patricia Elizabeth Fryar Separate Share Trust created under The Footman Family Trust established October 23, 2014 AS TO AN UNDIVIDED \$30,000.00 INTEREST. Preferred Trust Company Custodian FBO Ralph Louis Gardner, IRA AS TO AN UNDIVIDED \$114,400.00 INTEREST. Preferred Trust Company Custodian FBO Patricia Merchant, IRA AS TO AN UNDIVIDED \$23,200.00 INTEREST. Equity Trust Company Custodian FBO Glenn Robert Frontin, IRA #200439998 AS TO AN UNDIVIDED \$40,000.00 INTEREST. Iris Denise Tsui, a single woman as her sole and separate property AS TO AN UNDIVIDED \$15,000.00 INTEREST. Christopher Arthur Stephens, a single man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST. Preferred Trust Company Custodian FBO Beth Eileen McCarthy, Roth IRA AS TO AN UNDIVIDED \$5,000.00 INTEREST. Preferred Trust Company Custodian FBO Mike Lynn Kirkpatrick, IRA AS TO AN UNDIVIDED \$5,000.00 INTEREST. Jacquelyn Jeanne McColgan, a single woman as her sole and separate property AS TO AN UNDIVIDED \$25,000.00 INTEREST. Karon Vander Wall, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Loretta Garcia Lipscomb 2014 Revocable Trust AS TO AN UNDIVIDED \$9,600.00 INTEREST. Joshua James Doherty, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Robert Loren Fletcher, a single man as his sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST. Dallas Wayne Kester and Khrystal Kay Quong Kester, together as joint tenants AS TO AN UNDIVIDED \$100,000.00 INTEREST. Preferred Trust Company Custodian FBO Charity Dawn Mapa, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST. iPlanGroup Agent for Mainstar Custodian FBO Paula Richter Tucker, Inherited IRA AS TO AN UNDIVIDED \$25,000.00 INTEREST. Preferred Trust Company Custodian FBO Nicholas John Sarandou, Roth IRA AS TO AN UNDIVIDED \$5,300.00 INTEREST. Preferred Trust Company Custodian FBO Adrienne Louise Ray, IRA AS TO AN UNDIVIDED

\$56,900.00 INTEREST. Preferred Trust Company Custodian FBO Jo Anne Johnson, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST. Preferred Trust Company Custodian FBO John Ernest Lavender, Roth IRA AS TO AN UNDIVIDED \$10,100.00 INTEREST. Preferred Trust Company Custodian FBO Linda A Dubbs, Roth IRA AS TO AN UNDIVIDED \$8,000.00 INTEREST. Preferred Trust Company Custodian FBO Jeffrey Matthew Traver, IRA AS TO AN UNDIVIDED \$60,000.00 INTEREST. Liseanne Clare Miller, a single woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST. Specialized Trust Company Custodian FBO Forever Free 401K Plan AS TO AN UNDIVIDED \$10,000.00 INTEREST. Daphne Hong Lim and Kin-Ping Lim Revocable Trust AS TO AN UNDIVIDED \$20,000.00 INTEREST. Preferred Trust Company Custodian FBO Deborah Kay Handel, IRA AS TO AN UNDIVIDED \$18,000.00 INTEREST. Preferred Trust Company Custodian FBO Merry S Tipton, IRA AS TO AN UNDIVIDED \$10,500.00 INTEREST. Preferred Trust Company Custodian FBO John Ernest Lavender, IRA AS TO AN UNDIVIDED \$12,400.00 INTEREST. Mainstar Trust Custodian FBO Franz Kenneth Bolowich, IRA #T2185274 AS TO AN UNDIVIDED \$100,000.00 INTEREST. First Savings Bank Custodian FBO Lynn Potenciano, IRA AS TO AN UNDIVIDED \$30,000.00 INTEREST. Ron Edward Carlson, a married man as his sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST. Daniel Clark, a married man as his sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST. Landlubber Homes, Inc. AS TO AN UNDIVIDED \$25,000.00 INTEREST. Elisa Nham, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Connect Invest Corporation AS TO AN UNDIVIDED \$35,000.00 INTEREST. David Tri Tran, a single man as his sole and separate property AS TO AN UNDIVIDED \$2,000.00 INTEREST. Todd Harris Wienke, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST. Connect Invest II, LLC AS TO AN UNDIVIDED \$75,000.00 INTEREST. Jonathan Wallace Thomas, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Preferred Trust Company Custodian FBO Raymond Michael Holtschneider, SEP IRA AS TO AN UNDIVIDED \$24,200.00 INTEREST. Humphrey Duan, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST. Lindsey James Parker, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Victoria Ciancaglini Hendrick, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST. Preferred Trust Company Custodian FBO Donald Balaban, IRA AS TO AN UNDIVIDED \$19,500.00 INTEREST. Preferred Trust Company Custodian FBO Desiree Antoinette Miller, TRA AS TO AN UNDIVIDED \$24,800.00 INTEREST. Patricia Ann McCormick, a single woman as her sole and separate property AS TO AN UNDIVIDED \$12,500.00 INTEREST. Robert Alan Shapiro, a married man as his sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST. Esa Sragvi Sankarasetty, a married man as his sole and separate property AS TO AN UNDIVIDED \$15,500.00 INTEREST. Preferred Trust Company Custodian FBO Jess James Godoy, IRA AS TO AN UNDIVIDED \$13,000.00 INTEREST. Preferred Trust Company Custodian FBO Cynthia Rose Gonzales, IRA AS TO AN UNDIVIDED \$20,100.00 INTEREST.

Recorded : October 18, 2022

Instrument No.: 20221018-[0000928](#)

Loan No. : 5554

Substitution of Trustee under said Deed of Trust,

New Trustee : Nevada Trust Deed Services

Recorded : April 4, 2023

Instrument No.: 20230404-0000202

Notice of Default under the terms of said Deed of Trust,

Executed By : Ignite Funding LLC, as Servicing Agent

Recorded : April 4, 2023

Instrument No.: 20230404-0000203

Trustee's File No. or Foreclosure No.: 23-02-007-FCL

14. In connection therewith, said trustors executed an Assignment of Leases and Rents,

Recorded : August 5, 2022

Instrument No.: 20220805-0001095

15. A deed of trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Dated : November 14, 2022

Amount : \$500,000.00

Trustor/Borrower : Gold Rose Group, LLC, a Nevada limited liability company

Trustee : First American Title Insurance Company

Beneficiary/Lender : Jason Garofalo, an individual

Loan No.: Not set out

Recorded : November 14, 2022

Instrument No.: 20221114-0001819

And re-recorded December 27, 2022 as Instrument No. 2021227-0000022

16. Consequences of,

- (a) Lack of possession of the original promissory note secured by the insured mortgage, or
 - (b) Any claim which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of federal or state securities law, or
 - (c) The absence from the original promissory note of a proper endorsement to the insured.
17. Water rights, claims or title to water, whether or not shown by the public records.
18. Any bankruptcy proceeding that is not disclosed by a filing where a transfer of such interest or real property may be recorded to perfect such transfer pursuant to Section 549 (c) of the Bankruptcy Reform Act of 1978, as amended.
19. This Guarantee does not assure the validity of the matters shown as exceptions or otherwise noted herein, which exceptions or other matters are not necessarily shown in the order of their priority. Further, issuance of this Guarantee does not in any way infer, imply or constitute a commitment that this Company or its underwriter will insure the title to the covered estate or interest in the subject real property during or following the foreclosure and/or legal proceedings contemplated hereby.
20. Note: According to the available records of the county assessor, the situs address is:

9775 Severence Lane, Las Vegas, NV 89149

We cannot independently verify the accuracy of the public information maintained by the county assessor or other sources of this data. The Company assumes no liability for any loss occurring by reason of reliance thereon.

INFORMATIONAL NOTES

No assurances as set forth in Paragraph 3 of Schedule A are provided in connection with the following information and the Company assumes no liability for any inaccuracies in or omissions from the information. This information is not intended to be comprehensive and does not necessarily include all laws and regulations that might affect the contemplated foreclosure.

1. Attention is called to the Servicemembers Civil Relief Act (SCRA) (50 USC §§3901 et seq.), the Military Reservist Relief Act of 1991, and Military and Veterans Code § 408, that contain restrictions against the sale of land under a deed of trust or mortgage if the owner is entitled to the benefits of those laws.
2. Attention is called to the Federal Tax Lien Act of 1966 (Public Law 89-719, 26 U.S.C. §§ 6321 et seq.), that, among other things, provides for the giving of written notice of sale in a specified manner to the Secretary of Treasury or his or her delegate as a requirement for the discharge or divestment of a Federal Tax Lien in a nonjudicial sale, and establishes with respect to that lien a right in the United States to redeem the property within a period of 120 days from the date of the sale.
3. Attention is called to N.R.S. §107.086, and any amendments thereto, that contains additional requirements for Owner-Occupied Housing.
4. Attention is called to N.R.S. §107.087, and any amendments thereto, that contains alternative notice requirements if the mortgage or deed of trust is a residential foreclosure.
5. Attention is called to Nevada Assembly Bill 393 amending Chapter 40 of N.R.S. which provides for certain protections against the sale of land under a Deed of Trust for federal, state, and tribal workers while there is a lapse in appropriations for a federal or state agency or tribal government.

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC P/M/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- GL5 GOV. LOT NUMBER

T19S R60E

SEC: 18

MAP S 2 SW 4

125-18-4

Scale: 1" = 200'

Rev: 4/27/2021

CLARK COUNTY NEVADA



TAX DIST 125,200