

119 foreclosure relief with respect to a loan:

120 (a) comply with all applicable federal and state fair lending statutes; and

121 (b) ensure appropriate treatment of default trustors in the foreclosure process.

122 (12) This section does not apply if the beneficiary under a trust deed securing a loan is
123 an individual.

124 (13) A beneficiary or servicer is considered to have complied with the requirements of
125 this section if the beneficiary or servicer designates and uses a single point of contact in

126 compliance with federal law, rules, regulations, guidance, or guidelines governing the

127 beneficiary or servicer and issued by, as applicable, the Board of Governors of the Federal

128 Reserve System, the Federal Deposit Insurance Corporation, the Office of the Comptroller of

129 the Currency, ~~§~~ [or] ~~§~~ the ~~§~~ { National Credit Union Administration } , or the ~~§~~

129a1 Consumer Financial Protection

129a Bureau ~~§~~ .

129b ~~§~~ **(14) The failure of a beneficiary or servicer to comply with a requirement of this**

129c **section does not affect the validity of a trustee's sale of the trust property to a bona fide**

129d **purchaser.** ~~§~~