

DOC # 786581  
07/19/2011 02:52PM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
LSI Title Agency Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-711 PG-3330 RPTT: 0.00



**RECORDING REQUESTED BY**

Meridian Foreclosure Service

**AND WHEN RECORDED MAIL TO**

Meridian Foreclosure Service  
8485 W. Sunset Rd., Suite 205  
Las Vegas, NV 89113

APN#: 1220-01-001-075

Space above this line for Recorder's use

Title Order No. 110205826-NV-MAO Trustee Sale No. 19610NV Loan No. 1010182457

**NOTICE OF RESCISSION  
Of Declaration of Default and Demand for Sale and Notice of Breach and  
Election to Cause Sale**

NOTICE IS HEREBY GIVEN THAT: MERIDIAN FORECLOSURE SERVICE f/k/a MTDS, INC., A CALIFORNIA CORPORATION DBA MERIDIAN TRUST DEED SERVICE is the duly appointed Trustee or agent for the beneficiary under the following described Deed of Trust:

TRUSTOR: MATT TRIGLIA AN UNMARRIED MAN AND LESLIE BRODERSON AN UNMARRIED WOMAN AS JOINT TENANTS

BENEFICIARY: OneWest Bank FSB

Recorded 07-16-2007, Book, Page, Instrument 0705392 of Official Records in the office of the Recorder of DOUGLAS, County, Nevada, describing the land therein: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

WHEREAS: The Beneficiary under that certain Deed of Trust hereinabove described, heretofore delivered to the Trustee thereunder written Declaration of Default and Demand for Sale; and WHEREAS: Notice was heretofore given by the Beneficiary, of breach of the obligations for which said Deed of Trust is security and of election to cause to be sold the property therein described,

**NOW THEREFORE:**

Notice is hereby given that the Beneficiary and/or the Trustee, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Breach and Election to Cause Sale; it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default past, present, or future, under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice, and in no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby are hereby reinstated and shall be said and remain in force the same as if said Declaration and Notice has not been made and given. Said Notice was Recorded on 05-11-2011 as Document No. 783054, Book, Page of Official Records in the office of the Recorder of DOUGLAS County, Nevada.



Title Order No. 110205826-NV-MAO Trustee Sale No. 19610NV Loan No. 1010182457

Date: 7/14/11

**MERIDIAN FORECLOSURE SERVICE f/k/a MTDS, INC., A CALIFORNIA CORPORATION  
DBA MERIDIAN TRUST DEED SERVICE, as duly appointed Trustee or Agent for the  
beneficiary.**

MERIDIAN FORECLOSURE SERVICE IS ASSISTING  
THE BENEFICIARY TO COLLECT A DEBT AND ANY  
INFORMATION OBTAINED WILL BE USED FOR  
THAT PURPOSE.

RICHARD BRANNAKA, FORCLOSURE ASSISTANT

State of Nevada  
County of Clark

On 7/14/11 before me, D. Adams, a Notary Public in and for said county, personally appeared, Richard Brannaka personally known to me (or 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(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public in and for said County and State

