

APN 1022-09-001-030

RECORDING REQUESTED BY:

DOUGLAS COUNTY, NV

2015-856954

Rec:\$15.00

\$15.00

Pgs=2

02/17/2015 11:35 AM

LSI TITLE AGENCY INC.

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

TRUSTEE CORPS
17100 Gillette Ave
Irvine, CA 92614

TS No. NV08000986-13-1

TO No. 130322350-NV-MAO

**NOTICE OF RESCISSION
NOTICE OF BREACH AND ELECTION TO CAUSE SALE**

NOTICE IS HEREBY GIVEN THAT: MTC Financial Inc. dba Trustee Corps is the duly appointed Substitute Trustee or acting as agent for Beneficiary under the following described Deed of Trust:

TRUSTOR: NANCY C. BAUER, AN UNMARRIED WOMAN
BENEFICIARY: WELLS FARGO BANK, N.A.

RECORDING INFORMATION: Recorded on June 21, 2004, as Instrument No. 0616670, in Book 0604, Page 10197, of the 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, or its agent 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 of Default recorded on **March 12, 2014**, as Instrument No. **839377**, in Book **314**, Page **1658**, of official records in the Office of the Recorder of Douglas County, Nevada.

Dated: 2/13/15

TRUSTEE CORPS, as appointed Substitute Trustee or as Agent for Beneficiary

By: MICHAEL HENRY, 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 02/13/2015 before me, Nancy Velasquez Notary Public in and for said county, personally appeared MICHAEL HENRY 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(s) 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.

Notary Public

