

DOUGLAS COUNTY, NV

2015-867305

Rec:\$15.00

\$15.00 Pgs=2

08/04/2015 03:35 PM

PREMIER AMERICAN TITLE

KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY :**

National Default Servicing Corporation  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

**WHEN RECORDED MAIL TO :**

National Default Servicing Corporation  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

NDSC File No. : 14-20760-SP-NV

Order No. : 61401180

Property Address: 1437 N. MARION RUSSELL DR.  
GARDNERVILLE, NV 89410

APN: 1320-33-810-055

**NOTICE OF RESCISSION OF NOTICE OF DEFAULT  
AND ELECTION TO SELL UNDER DEED OF TRUST**

NOTICE IS HEREBY GIVEN : That **National Default Servicing Corporation, an Arizona Corporation**, 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 **12/13/2004**, executed by **Lance Sims, a married man, as his sole and separate property**, as Trustor, to secure certain obligations in favor **New Century Mortgage Corporation**, as Beneficiary, recorded **12/17/2004** as Instrument No. **0632343 BK 1204 PG 08684** (or Book, Page) of the Official Records of **DOUGLAS** County, NV describing land therein as more fully described on the above referenced Deed of Trust.

Said obligations including one Note for the sum of **\$273,000.00**.

Whereas, the present beneficiary under that certain Deed of trust herein above described, heretofore delivered to the Trustee thereunder written Declaration of Default and Demand for Sale; and Whereas, Notice was heretofore given of breach of obligations for which said Deed of Trust is security and of election to cause to be sold the property therein described; and Whereas, a Notice of Default was recorded on the day and in the book and page set forth below:

Notice of Default was recorded on **10/02/2014** in the office of the recorder of **DOUGLAS** County, **NV**, Instrument No. **2014850299** Book , Page , of Official Records.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that present beneficiary, 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 of 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 shall no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or 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 and remain in force and effect the same as if said Declaration of Default and Notice of Breach had not been made and given.

**National Default Servicing Corporation, an Arizona Corporation, as Agent for the Beneficiary of Record**

By: *Janice Reynolds*  
Janice Reynolds, Authorized Signor

Dated: 8-4-15

State of: Arizona  
County of: Maricopa

On 8-4, 2015, before me, the undersigned, a Notary Public for said State, personally appeared Janice Reynolds personally known to me be (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by this persons signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,

Signature *Judy Quick*

