

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
National Default Servicing Corporation
2525 East Camelback Road, Suite 200
Phoenix, AZ 85016

TS No. : 07-42182-ASR-NV
TSG No. : H704597
Property Address: 2830 LA CRESTA CIR
MINDENNV89423

APN No. : 1420-28-311-058

**RESCISSION OF
TRUSTEE'S DEED UPON SALE**

NOTICE IS HEREBY GIVEN : That National Default Servicing Corporation is the duly appointed Trustee under the following described Deed of Trust:

TRUSTOR : JOSEPH E. THURSTON AND ARLENE D. THURSTON, HUSBAND AND WIFE
AS JOINT TENANTS

ORIGINAL BENEFICIARY : MERS - NOMINEE FOR FREMONT INVESTMENT & LOAN

BENEFICIARY OF RECORD: Wells Fargo Home Mortgage, doing business as America's Servicing Company, a division of Wells Fargo Bank, N.A

Said Deed of Trust recorded on 08/03/2005 as Instrument No. 651282 (or Book, Page) of the Official Records of DOUGLAS County, State of NV, described the land therein:

LOT 126, BLOCK G, AS SHOWN ON THE FINAL MAP # PD99-02-05 FOR SARATOGA SPRINGS ESTATES UNIT 5, A PLANNED DEVELOPMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 4, 2001, IN BOOK 0501, AT PAGE 1402, AS DOCUMENT NO. 513570, AND FURTHER CERTIFICATE OF AMENDMENT RECORDED JULY 17, 2001 AS DOCUMENT NO. 518483.

Said land is commonly designated as : 2830 LA CRESTA CIR
MINDEN, NV 89423

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 secured and of election to cause to be sold the property therein described; and

WHEREAS: a Notice of Default and Election to Sell under Deed of Trust was recorded 10/22/07 as Document No. 711691 of Official Records in the Office of the Recorder of DOUGLAS County, State of NV; and

WHEREAS: a Trustee's Deed Upon Sale was recorded on 9/2/2008 as Instrument No. 729243 of Official records in the Office of the Recorder of DOUGLAS County, State of NV.

Said Trustee's Deed Upon Sale is invalid because sale is null and void.

NOW THEREFORE: Notice is hereby given that the Trustee, does hereby rescind, cancel and withdraw said Trustee's Deed Upon 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, 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, to cause the removal of said Trustee's Deed Upon Sale, and shall in no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or Trustee, under said Deed of Trust, and Notice of Default, Notice of Trustee's Sale, nor modify nor alter, in any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust, Notice of Default, previously given shall remain in force the same as if said Trustee's Deed Upon Sale had not been made and given.

Dated: 09/17/2015

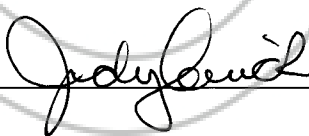
National Default Servicing Corporation,
an Arizona Corporation

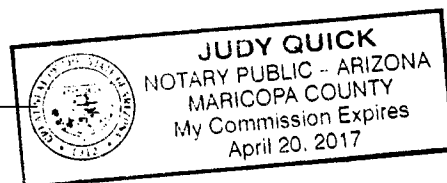

GENEVIEVE MADA, TRUSTEE SALES OFFICER

State of Arizona
County of Maricopa

On 09/17/2015, before me, Judy Quick, a Notary Public for said State, personally appeared Genevieve Mada 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 she executed the same in her authorized capacity, and that by her 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





STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1 Assessor Parcel Number(s)
 a) 1420-28-311-058
 b) _____
 c) _____
 d) _____

- 2 Type of Property:
 a) Vacant Land
 b) Single Fam. Res.
 c) Condo/Twnhse
 d) 2-4 Plex
 e) Apt. Bldg
 f) Comm'l/Ind'l
 g) Agricultural
 h) Mobile Home
 Other _____

| | |
|----------------------------------|-------------|
| FOR RECORDER'S OPTIONAL USE ONLY | |
| Book: _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a Total Value/Sales Price of Property \$315,250.00
 b Deed in Lieu of Foreclosure Only (value of property) (_____)
 c Transfer Tax Value: \$315,250.00
 d Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**
 a Transfer Tax Exemption per NRS 375.090, _____
 b Explain Reason for Exemption: #3 _____
 Per Court Order recorded 09/17/2015 as document number 2015-869708 _____ Bid Plus Costs _____

5. Partial Interest: Percentage being transferred: _____ %
 The undersigned declare and acknowledges, under penalty of perjury, pursuant to NRS, 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Genevieve Mada* ⁹⁻¹⁷⁻¹⁵ Capacity Trustee Sales Officer
 Genevieve Mada, 07-42182-ASR-NV

| | |
|--|---|
| Signature _____ | Capacity <u>Grantee</u> |
| <u>SELLER (GRANTOR) INFORMATION</u> | <u>BUYER (GRANTEE) INFORMATION</u> |
| HSBC Bank USA, National Association, as | JOSEPH E. THURSTON |
| Trustee for FBR Securitization Trust 2005-3 | ARLENE D. THURSTON |
| Wells Fargo Home Mortgage, doing business as | 2830 LA CRESTA CR |
| America's Servicing Company, a division of | MINDEN, NV 89423 |
| Wells Fargo Bank, N.A | |
| 7495 New Horizon Way | |
| Mail Stop - NAC # X3902-01F | |
| Frederick MD 21703 | |

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: LPS TITLE COMPANY Escrow #: H704597
 Address: 3220 EL CAMINO REAL
 City: IRVINE State: CA Zip: 92602

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED