

APN# 1420-28-311-058



00047820201608920700050052

KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: Wayne Pressel

Address: 3094 Research Way, #61

City/State/Zip: Carson City, NV 89706

Mail Tax Statements to:

Name: Tanya Peters

Address: 3883 Howard Hughes Parkway, #100

City/State/Zip: Las Vegas, NV 89169

Release of Lis Pendens

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Law Office of Wayne M. Pressel, Chtd.  
3094 Research Way, Suite 61  
Carson City, Nevada, 89706  
775.883.4745

Wayne M. Pressel  
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Carson City, NV 89706-7964  
PH: 775.883.4745  
FAX: 775.883.4708  
wayne@pressel-law.com  
Attorney for Petitioners

**RECEIVED**

DEC 14 2016

Douglas County  
District Court Clerk

FILED

2016 DEC 14 AM 11:16

WILLIAMS  
CLERK

K. WILFERT  
DEPUTY

**THE NINTH JUDICIAL DISTRICT COURT OF  
THE STATE OF NEVADA IN AND FOR  
DOUGLAS COUNTY**

**JOSEPH E. THURSTON  
and ARLENE D. THURSTON,  
Petitioners**

**Case No. 16-CV-0087**

**vs.**

**Dept. II**

**HSBC BANK USA, NATIONAL  
ASSOCIATION, AS INDENTURE  
TRUSTEE FOR FBR  
SECURITIZATION TRUST  
2005-3, CALLABLE MORTGAGE-  
BACKED NOTES, 2005-3; WELLS  
FARGO HOME MORTGAGE;  
AMERICAS SERVICING CORPORATION;  
and NATIONAL DEFAULT SERVICING  
CORPORATION,  
Respondents**


**FULL RELEASE OF LIS PENDENS**

Now come JOSEPH E. THURSTON and ARLENE D. THURSTON, who through  
counsel, WAYNE M. PRESSEL, fully and without reservation release the Notice of Lis  
Pendens filed on April 12, 2016, in this action when denominated as Case No 16-CV-  
0087, Ninth Judicial District Court, Minden, Nevada, and recorded on April 13, 2016, as  
Document No. 2016-879296 in the Recorder's Office of the Douglas County Recorder.

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This action was subsequently removed to federal court as Case No 3:16-cv-00246,  
District Court of Nevada. Plaintiffs unconditionally abandon any and all claims against  
the real property at 2830 La Cresta Circle, Minden, Nevada 89423 (APN: 1420-28-311-  
058).

This 13th Day of December 2016.

  
WAYNE M. PRESSEL

Law Office of Wayne M. Pressel, Chrd.  
3094 Research Way, Suite 61  
Carson City, Nevada, 89706  
775.883.4745

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**AFFIRMATION**  
**Pursuant to NRS 239B.030/603A.040**

The undersigned does hereby affirm that the foregoing document does not contain any of the following information governed by NRS 239B.030 and NRS 603.040:

1. Social Security Number;
2. Driver's License Number or identification Card Number; or
3. Account number, credit card number or debit card number, in combination with any required security code, access code or password that would permit access to the person's financial account.

The term does not include any publically available information that is lawfully made available to the general public.

This 13th Day of December 2016.

  
WAYNE M. PRESSEL, Esq.  
Nevada State Bar No. 11685

**CERTIFICATE OF SERVICE**

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I certify that I am at least 18 years of age and that on this date, I served a complete and correct copy of the foregoing upon all counsel in this action:

Tanya Peters  
Snell & Wilmer, LLP  
3883 Howard Hughes Parkway, Suite 1100  
Las Vegas, NV 89169

by placing a copy in the custody of the United States Postal Service, properly addressed and with sufficient postage

This 14th Day of December 2016..

  
WAYNE M. PRESSEL

Law Office of Wayne M. Pressel, Chtd.  
3094 Research Way, Suite 61  
Carson City, Nevada, 89706  
775.883.4745

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 12/14/16

BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,

By  Deputy