

DOUGLAS COUNTY, NV

**2022-987052**

Rec:\$40.00

\$40.00 Pgs=2

07/06/2022 02:24 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.: 22-00518-SM-NV

Order No.: 02-22002258

Property Address: 1335 Berning Way  
Gardnerville, NV 89460-6223

APN: 1219-01-000-010

**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 **10/26/2006**, executed by **Kirk C Baxter, and, and Lori Rae Baxter, wife and husband as joint tenants**, as Trustor, to secure certain obligations in favor **Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide Home Loans, Inc., its successors and assigns**, as Beneficiary, recorded **11/28/2006** as Instrument No. **0689504** (or Book, Page) and Re-Recorded on **03/04/2019** as Instrument No. **2019-926308** (or Book, Page) for the reason of '**correct legal description of property**' 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 **\$454,480.00**.

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 **05/10/2022** in the office of the recorder of **Douglas County, NV**, Instrument No. **2022-984825** Book , Page , of Official Records.

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Notice of Rescission of Notice of Default and Election to Sell Under Deed of Trust  
NDSC File No.: 22-00518-SM-NV

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that present beneficiary, does hereby rescind, cancel, withdraw and revoke without prejudice the acceleration of the Note, or Deed of Trust, or both, as referenced in the Notice of Default and Election to Sell Under Deed of Trust listed above, as well as any prior or concurrent acceleration of the Note or Deed of Trust whether stated by Beneficiary, Trustee, or any prior Beneficiary or Trustee in correspondence or otherwise. 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, to withdraw and revoke without prejudice the acceleration of the Note, or Deed of Trust, or both, 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. This rescission merely reinstates the obligations secured by the Deed of Trust as though no Notice of Default and Election to Sell Under Deed of Trust, or any prior or concurrent acceleration of the Note or Deed of Trust, whether stated by beneficiary, Trustee or any prior beneficiary or Trustee in correspondence or otherwise has previously been made, given or recorded.

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

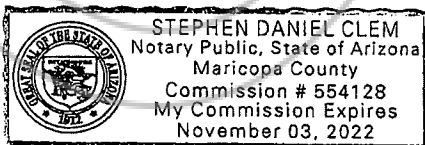
By:   
Deandre Garland, Trustee Sales Representative

Dated: 7.6.22

State of: Arizona  
County of: Maricopa

On July 6, 2022, before me, the undersigned, a Notary Public for said State, personally appeared Deandre Garland, Trustee Sales Representative 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 Stephen Daniel Clem