

DOUGLAS COUNTY, NV

**2022-989306**

Rec:\$40.00

\$40.00

Pgs=2

**09/09/2022 12:07 PM**

SERVICELINK TITLE AGENCY INC.

KAREN ELLISON, RECORDER

APN: 1219-01-000-010

RECORDING REQUESTED BY:

Sables, LLC

AND WHEN RECORDED MAIL TO

Sables, LLC

c/o ZBS Law, LLP

9435 West Russell Road, Suite 120

Las Vegas, Nevada 89148

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: **20-60493**

Property Address:

**1335 BERNING WAY**

**GARDNERVILLE, Nevada 89460-6223**

## NOTICE OF RESCISSION OF NOTICE OF DEFAULT

**NOTICE IS HEREBY GIVEN:** That **SABLES, LLC**, a Nevada limited liability company is duly appointed Trustee under a Deed of Trust dated **3/21/2006**, executed by **KIRK C BAXTER, AND LORI R BAXTER, HUSBAND AND WIFE AS JOINT TENANTS**, as Trustor, to secure certain obligations in favor of **Mortgage Electronic Registration Systems, Inc.**, as beneficiary, as nominee for **COUNTRYWIDE HOME LOANS, INC.**, its successors and assigns, as Beneficiary, recorded **3/30/2006**, as Instrument No. **0671452**, in Book **0306**, Page **12296**, of Official Records in the Office of the Recorder of **Douglas County**, Nevada describing land therein as more fully described on the above referenced deed of trust.

said obligations including one note for the sum of **\$100,000.00**.

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 was recorded on **1/28/2021** in the office of the Recorder of **Douglas County**, Nevada, Instrument No. **2021-960865** of Official Records.


**NOW; THEREFORE, NOTICE IS HEREBY GIVEN** that the present Beneficiary and/or the Trustee, 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 shall 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

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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.

Dated: 9/8/2022

Sables LLC, as Trustee

By:   
Michael Busby Trustee Sale Officer


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 9/8/2022 before me M. Cesena Notary Public, personally appeared Michael Busby 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.

Signature  (Seal)  
M. Cesena

