

APN: 1320-32-712-011

RECORDING REQUESTED BY:  
Nestor Solutions, LLC

AND WHEN RECORDED MAIL TO  
Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648

DOUGLAS COUNTY, NV      **2023-1000765**  
Rec:\$40.00  
\$40.00      Pgs=2      **09/25/2023 01:53 PM**  
MORTGAGE CONNECT - TSG  
SHAWNYNE GARREN, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned hereby affirms that there is no Social Security number contained in this document.

T.S. No.: 2023-05426-NV

Property Address: 1516 MILL CREEK WAY GARDNERVILLE, NV 89410

## NOTICE OF RESCISSION OF NOTICE OF DEFAULT

**NOTICE IS HEREBY GIVEN:** That Nestor Trustee Services, LLC is duly appointed Trustee under a Deed of Trust dated 3/19/2018, executed by Michael Shaffer and Melissa Shaffer, Husband and wife, as Trustor, to secure certain obligations in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Guild Mortgage Company, its successors and assigns, as Beneficiary, recorded 3/19/2018, as Instrument No. 2018-911774 in Book -- Page -- and modified by Loan Modification Agreement recorded on 02/10/2022 as Instrument 2022-981001 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 \$278,282.00.

Whereas, the present beneficiary under that certain Deed of Trust herein above described, heretofore delivered to the Trustee due to default thereunder; 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 Breach and Default and of Election to Sell or Cause to Sell Real Property Under Deed of Trust ("Notice of Default") was recorded on the day and in the book and page set forth below:

Notice was recorded on 4/19/2023 in the office of the Recorder of Douglas County, Nevada, Instrument No. 2023-995740, in Book , Page , 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 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.

# NOTICE OF RESCISSION OF NOTICE OF DEFAULT

T.S. No.: 2023-05426-NV

Dated: 9/25/2023

Nestor Trustee Services, LLC, as Trustee

*Michele Dapello*  
Michele Dapello, Customer Care Administrator

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 9/25/2023, before me, Magaly Garcia, Notary Public, personally appeared Michele Dapello 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 *Magaly Garcia* (Seal)  
Notary Public, Magaly Garcia

