

DOUGLAS COUNTY, NV

2023-1001859

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10/31/2023 08:55 AM

SERVICELINK TITLE AGENCY INC.

SHAWNYNE GARREN, RECORDER

Recording Requested By:

When Recorded Mail to:
Affinia Default Services, LLC
301 E. Ocean Blvd., Suite 1720
Long Beach, CA 90802
File No. 22-00645NV
APN. 1220-22-110-020

Notice of Rescission of Notice of Default

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301 E. Ocean Blvd., Suite 1720
Long Beach, CA 90802
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Long Beach, CA 90802

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: **1220-22-110-020**

T.S. No.: **22-00645NV**

TSG Order No.: **220670291-NV-VOI**

NOTICE OF RESCISSION OF NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN: That **Affinia Default Services, LLC** is duly appointed Trustee under a Deed of Trust dated **May 2, 2007** executed by **JULIE J BEAN, AN UNMARRIED WOMAN** as Trustor, to secure certain obligations in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR COUNTRYWIDE BANK, FSB., ITS SUCCESSORS AND ASSIGNS**, as Beneficiary, recorded on **May 7, 2007**, as Document No.: **0700682**, 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.

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 **March 29, 2023** in the office of the Recorder of **Douglas** County, Nevada, Instrument No. **2023-995073**, of Official Records.

NOW; THEREFORE, NOTICE IS HEREBY GIVEN as present Trustee of record, 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



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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.

Dated: **October 26, 2023**

Signature: *Laurie Estrada*
Signed by: **Laurie Estrada**
Trustee Sale Officer
Affinia Default Services, LLC

ACKNOWLEDGMENT

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 Los Angeles

On 10.26.23 before me, Omar Solorzano, A notary public, personally appeared Laurie Estrada, 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 *[Handwritten Signature]* (Seal)

