

**NOTICE OF CONFIDENTIALITY RIGHTS:** IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED OF RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER; OR YOUR DRIVER'S LICENSE NUMBER.

**CANCELLATION AND RESCISSION OF SUBSTITUTE TRUSTEE'S DEED AND RE-CONVEYANCE SPECIAL WARRANTY DEED**

THE STATE OF TEXAS    §  
  §  
COUNTY OF HARRIS    §

KNOW BY ALL MEN BY THESE PRESENTS:

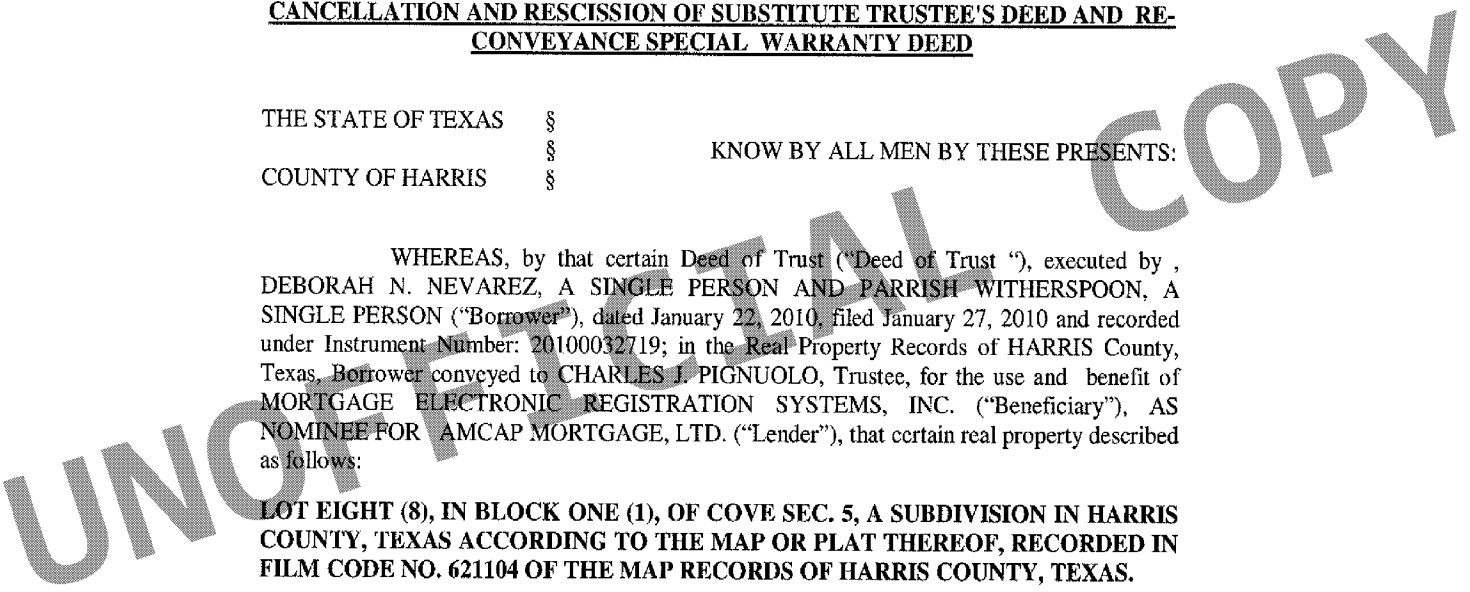
WHEREAS, by that certain Deed of Trust ("Deed of Trust"), executed by , DEBORAH N. NEVAREZ, A SINGLE PERSON AND PARRISH WITHERSPOON, A SINGLE PERSON ("Borrower"), dated January 22, 2010, filed January 27, 2010 and recorded under Instrument Number: 20100032719; in the Real Property Records of HARRIS County, Texas, Borrower conveyed to CHARLES J. PIGNUOLO, Trustee, for the use and benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("Beneficiary"), AS NOMINEE FOR AMCAP MORTGAGE, LTD. ("Lender"), that certain real property described as follows:

**LOT EIGHT (8), IN BLOCK ONE (1), OF COVE SEC. 5, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 621104 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

("Property"), for the purpose of securing and enforcing payment of that certain Promissory Note ("Note"), dated January 22, 2010 in the original principal sum of \$565,715.00, executed by DEBORAH N. NEVAREZ, A SINGLE PERSON AND PARRISH WITHERSPOON, A SINGLE PERSON, and payable to the order AMCAP MORTGAGE, LTD. ; and

WHEREAS, the Note, together with the liens and security interests securing the Note, were thereafter assigned, by *mesne* assignment with the last such assignment being that certain Assignment of Deed of Trust from BRANCH BANKING AND TRUST COMPANY to FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC. ("Assignee"), dated April 17, 2015 and recorded under Instrument Number: 20150180190, in the Real Property Records of HARRIS County, Texas; and

RP-2017-470858



WHEREAS, Jeff Leva, was appointed Substitute Trustee ("Substitute Trustee") under the Deed of Trust by Appointment of Substitute Trustee, filed June 02, 2017 and recorded under Instrument Number 2017-245408, in the Real Property Records of HARRIS County, Texas; and

WHEREAS, by Substitute Trustee's Deed (with affidavit attached), dated July 12, 2017, filed July 20, 2017 and recorded under Instrument Number 2017-323805 in the Real Property Records of HARRIS County, Texas, the Substitute Trustee, for and on behalf of FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC conveyed the property to FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC. pursuant to a foreclosure sale; and

WHEREAS, FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC., has determined that The United States of America acting on behalf of the Department of The Treasury -Internal Revenue Service, which holds various Notice(s) of Federal Tax Lien against the Property, did not receive notice of the foreclosure and the foreclosure sale and has agreed to cancel and rescind the foreclosure and conveyance of the Property, pursuant to the Substitute Trustee's Deed.

NOW, THEREFORE, FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC., hereby cancels and rescinds the conveyance of the Property to FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC. so that (i) the foreclosure of the property and conveyance by the Substitute Trustee to FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC. is void *ab initio*, as if it had never occurred; (ii) all parties are returned to the status quo existing immediately prior to such foreclosure and conveyance; and (iii) the Note, together with the liens and security interests securing the Note, including, without limitation, the Deed of Trust, are reinstated in accordance with their original tenor and effect.

FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC. to the extent necessary to return the parties to the status quo and re-vest legal title to the Property to DEBORAH N. NEVAREZ, A SINGLE PERSON AND PARRISH WITHERSPOON, A SINGLE PERSON, hereby GRANTS, SELLS and CONVEYS unto DEBORAH N. NEVAREZ, A SINGLE PERSON AND PARRISH WITHERSPOON, A SINGLE PERSON, the Property, subject, but not limited to, the indebtedness evidenced by the Note, together with the liens and security interests securing payment of the Note, and other encumbrances, restrictions and covenants of record, to the extent the same validly exist and affect the Property.

TO HAVE AND TO HOLD the Property, subject to the matters hereinabove set forth, together with all and singular the rights and appurtenances hereto in anywise belonging, unto DEBORAH N. NEVAREZ, A SINGLE PERSON AND PARRISH WITHERSPOON, A SINGLE PERSON, their successors and assigns, forever; and FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC. does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto DEBORAH N. NEVAREZ, A SINGLE PERSON AND PARRISH WITHERSPOON, A SINGLE PERSON their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under FV-I, INC. IN

RP-2017-470858

TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC. but not otherwise.

Specialized Loan Servicing LLC as Servicer For FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC.

Print Name: Matthew Mountes  
Print Title: Second Assistant Vice President

STATE OF Colorado  
COUNTY OF Douglas

Before me, Agnes Bradshaw, the undersigned Notary Public, on this day personally appeared Matthew Mountes, known to me or proved to me through a valid State driver's license or other official identification described as Second Assistant Vice President, to be the person whose name is subscribed to the foregoing, instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed Given under my hand and seal of office this OCT 23 2017

My Commission Expires: 12/3/20

Agnes Bradshaw  
Notary Public  
Agnes Bradshaw  
Printed Name of Notary Public

**AGNES BRADSHAW  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20084040359  
MY COMMISSION EXPIRES 12/03/2020**

RETURN TO:  
C/o Rick Snoke  
5900 South Lake Forest Drive,  
Suite 380,  
McKinney, Texas 75070

PROPERTY ADDRESS:  
18814 CV VIS Ln  
Cypress TX 77433

RP-2017-470858

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RP-2017-470858  
# Pages 4  
10/26/2017 11:23 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2017-470858

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