

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO
LAW OFFICE OF STEVEN J. MELMET
a partnership of professional corporations
2912 S. Daimler
Santa Ana, California 92705

TS No.: 96-3294
Loan No.: 065131-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#185842 MTO

**NOTICE OF RESCISSION OF DECLARATION OF DEFAULT
AND DEMAND FOR SALE AND OF NOTICE OF BREACH
AND ELECTION TO CAUSE SALE**

NOTICE IS HEREBY GIVEN: That **LAW OFFICES OF STEVEN J. MELMET** is duly appointed Trustee under a Deed of Trust dated **10/12/93**, executed by **JOLOYCE E. MAEHLER AND A. LEE MAEHLER, HUSBAND AND WIFE**, as Trustor, to secure certain obligations in favor of **COMMERCE SECURITY BANK**, as Beneficiary, recorded **10/20/93**, as Instrument No. **320634**, in book **1093**, page **3625**, of Official Records in the Office of the Recorder of **DOUGLAS** County, Nevada describing land therein as: **As More Fully Described in Said Deed of Trust.**

said obligations including one note for the sum of **\$99,000.00**.

Whereas, the present beneficiary under that certain Deed of Trust hereinabove 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 **2/20/96** in the office of the Recorder of **DOUGLAS** County, Nevada, Instrument No. **381639**, in Book **296**, Page **3221**, of Official Records.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the present Beneficiary, 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 nowise 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.

LAW OFFICES OF STEVEN J. MELMET, as Trustee

Dated: **March 20, 1996**

By: *Victoria Gutierrez*
Victoria Gutierrez, Foreclosure Officer

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 MAR 27 AM 11:19

384137

BK 0396 PG 4301

LINDA SLATER
RECORDER
\$7.00 PAID KD DEPUTY