

DOC # 755162
12/07/2009 03:49PM Deputy: SG
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-1209 PG-1583 RPTT: 0.00



APN# 1220-16-115-007
RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

When Recorded Mail To:
FIRST AMERICAN LOANSTAR TRUSTEE
SERVICES LLC
P.O. BOX 961253
FORT WORTH, TX 761610253

4217238
APN No. : 1220-16-115-007
TS No. : 20099073502815

Space above this line for Recorder's use only

**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 **LOANSTAR MORTGAGEE SERVICES, L.L.C.** is duly appointed Trustee under a Deed of Trust dated **3/26/2007**, executed by **ELTON H SOUTHARD** as Trustor, to secure certain obligations in favor of **JPMORGAN CHASE BANK, N.A.** as beneficiary, recorded **4/13/2007** as **0699128**, in book **0407**, page **4216**, of Official Records in the Office of the Recorder of **DOUGLAS** County, **NEVADA** describing land therein as: **AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST** said obligations including one note for the sum of **\$392,000.00**.

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 **12/2/2009** in the office of the Recorder of **DOUGLAS** County, **NEVADA**, Instrument No. **75420** 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.



APN No. : 1220-16-115-007
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**NOTICE OF RESCISSION OF DECLARATION OF
DEFAULT AND DEMAND FOR SALE AND OF NOTICE
OF BREACH AND ELECTION TO CAUSE SALE**

NEVADA

Dated: December 4, 2009

**FIRST AMERICAN LOANSTAR TRUSTEE SERVICES LLC
AS AGENT FOR THE CURRENT BENEFICIARY**

By: Develian A. White
DEVELIAN WHITE
Foreclosure Officer

State of TEXAS }
County of TARRANT } §

Before me, Bruce Cocklin, on this day personally appeared, DEVELIAN WHITE
known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me
that this person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4 day of Dec, A.D., 2009.

Bruce Cocklin (Notary Seal)

