

DOC # 790027  
09/23/2011 02:54PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
SPL inc - LA  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-911 PG-4344 RPTT: 0.00



A.P.N.: 1318-23-212-009

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY  
9200 Oakdale Avenue  
Mail Stop: CA2-4379  
Chatsworth, CA 91311

Space above this line for recorder's use only

**Trustee Sale No. 137559NV** Loan No. 0082708736 Title Order No. 1023504

**NOTICE OF RESCISSION OF TRUSTEE'S DEED UPON SALE**

This Notice of Rescission is made on 09-21-2011 with respect to the following facts:

1. That CALIFORNIA RECONVEYANCE COMPANY, a California Corporation as the duly appointed trustee under that certain Deed of Trust dated 03-11-2004, and Recorded 04-08-2004, Book 0404, Page 03788, Instrument 0609725 naming DAVID D LANGHEIER AND VICKI W LANGHEIER, HUSBAND AND WIFE AS JOINT TENANTS as trustor and WASHINGTON MUTUAL BANK, FA as beneficiary, securing a Promissory Note in the amount of \$465,000.00.
2. The Deed of Trust encumbers the real property situated in the County of DOUGLAS, State of NEVADA, described as follows:  
PARCEL A: LOT 24B, AS SHOWN BY THE MAP OF LAKE VILLAGE, UNIT NO. 2C, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 10, 1972, IN BOOK 97, PAGE 442, AS DOCUMENT NO. 58124. EXCEPTING THEREFROM ALL THAT PORTION OF SAID LOT 24B OF LAKE VILLAGE UNIT 2-C, AS CONVEYED TO THE LAKE VILLAGE HOMEOWNERS ASSOCIATION BY DEED RECORDED OCTOBER 21, 1994 IN BOOK 1094 OF OFFICIAL RECORD AT PAGE 3599 AS DOCUMENT NO. 349056 PARCEL B: ALL THAT PORTION OF LOT 37 COMMON AREA OF LAKE VILLAGE UNIT 2-C FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 10, 1972 AS FILE NO. 58124 CONVEYED BY DEED TO STEPHEN MASSA 1990 IRREVOCABLE TRUST, RECORDED OCTOBER 21, 1994 IN BOOK 1094 OF OFFICIAL RECORDS AT PAGE 3596 AS DOCUMENT NO. 349055 REFERENCE IS MADE TO THE RECORD OF SURVEY FILED OCTOBER 21, 1994 AS FILE NO. 349057. Situs: 116B SNOWBIRD COURT, , STATELINE, NV 89449
3. That by virtue of a Default under the terms of the Deed of Trust the Beneficiary did declare a default, as set forth in a Notice of Default and Election to Sell, which Notice was recorded in the Office of the County Recorder of DOUGLAS, Nevada.
4. On 4-21-2011, the property was purportedly sold to **JPMorgan Chase Bank, National Association**, being the highest bidder at such sale who bid the amount of \$423,420.80. was in effect enjoining the sale OR through inadvertence and oversight. The Trustee's sale of 4-21-2011, as described above is null and void and of no force and effect.
6. The express purpose for this Notice of Rescission is to return the priority and existence of all lien holders to the status quo ante that existed prior to the Trustee's Sale.



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NOW, THEREFORE, THE UNDERSIGNED HEREBY RESCINDS THE TRUSTEE'S SALE AND PURPORTED TRUSTEE'S DEED UPON SALE AND HEREBY ADVISES ALL PERSONS, WHOMEVER AND WHATSOEVER LOCATED, THAT THE TRUSTEE'S DEED UPON SALE DATED 4-22-11 , FROM CALIFORNIA RECONVEYANCE COMPANY TO **JPMorgan Chase Bank, National Association** AND RECORDED 04-26-2010 AS INSTRUMENT NUMBER 762595, OF OFFICIAL RECORDS OF DOUGLAS COUNTY IS HEREBY RESCINDED AND SHALL HAVE NO FURTHER FORCE OR EFFECT WHATSOEVER.

IN WITNESS WHEREOF, CALIFORNIA RECONVEYANCE COMPANY, has caused its corporate name and seal to be hereto affixed by its authorized signature.

DATE: 09-21-2011

CALIFORNIA RECONVEYANCE COMPANY, as Trustee

BY Carlos Bernal  
Carlos Bernal, Assistant Secretary

**JPMORGAN Chase Bank, National Association**

BY Karime Arias  
Karime Arias, Assistant Secretary

BY Huey-Jen Chiu  
Huey-Jen Chiu, Vice President

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On 9/21/11 before me, ZELMA THORPES, "Notary Public" personally appeared HUEY-JEN CHIU, CARLOS BERNAL AND KARIME ARIAS, 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 Zelma Thorpes (Seal)

