

DOC # 801878  
05/03/2012 03:54PM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
LSI Title Agency Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 7 Fee: \$20.00  
BK-512 PG-1010 RPTT: 937.95



RECORDING REQUESTED BY:  
**RECONTRUST COMPANY, N.A.**  
AND WHEN RECORDED MAIL TO:  
RECONTRUST COMPANY, N.A.  
Attn: Foreclosure Dept.  
400 National Way  
SIMI VALLEY, CA 93065  
Forward Tax Statements to Address listed above  
**TS No. 11-0047105**  
**Title Order No. 110291310NVGTO**

**APN No. 1318-22-002-100**

**NOTICE OF RESCISSION  
of Trustee's Deed Upon Sale**

This Notice of Rescission is made this April 27, 2012 with respect to the following:

1.) THAT RECONTRUST COMPANY, N.A. is duly appointed Trustee under that certain Deed of Trust dated 04/24/2008 and recorded 05/06/2008 as Instrument No. 722704 in book 508 page 913, wherein JOANNE HUGHES, AND RICHARD HUGHES, WIFE AND HUSBAND, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP are named as trustors, RECON TRUST COMPANY, N.A. as trustee, COUNTRYWIDE BANK, FSB is named as Beneficiary;

2.) THAT FEDERAL NATIONAL MORTGAGE ASSOCIATION is the Beneficiary of record under that Deed of Trust by virtue of an Assignment of Beneficial Interest recorded 3/19/2012 as Instrument No. 799061, Book N/A, Page N/A;

3.) THAT THE DEED OF TRUST encumbers real property located in the County of DOUGLAS, State of Nevada described as follows;

SEE EXHIBIT"A" ATTACHED HERETO AND MADE A PART HEREOF.

4.) 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 recorded 06/08/2011 as Instrument No. 784449, in the Office of the Recorder, DOUGLAS County, State of Nevada;

5.) THAT THE TRUSTEE has been informed by the Beneficiary that the Beneficiary desires to rescind the Trustee's Deed recorded upon the foreclosure sale which was conducted in error due to a failure to communicate timely, notice of conditions which would have warranted a cancellation of the foreclosure sale which did occur on 03/14/2012;

6.) THAT THE EXPRESS PURPOSE of this Notice of Rescission is to return the priority and existence of all title and lienholders to the status quo-ante as existed prior to the trustee's sale;



NOW THEREFORE, THE UNDERSIGNED HEREBY RESCINDS THE TRUSTEE'S SALE AND PURPORTED TRUSTEE'S DEED UPON SALE AND HEREBY ADVISES ALL PERSONS THAT THE TRUSTEE'S DEED UPON SALE DATED 3/14/2012 AND RECORDED ON 03/19/2012 AS INSTRUMENT NO. 799062, BOOK N/A, PAGE N/A, IN DOUGLAS COUNTY FROM RECONTRUST COMPANY, N.A. (TRUSTEE) TO FEDERAL NATIONAL MORTGAGE ASSOCIATION (GRANTEE) IS HEREBY RESCINDED AND IS AND SHALL BE OF NO FORCE AND EFFECT WHATSOEVER. THE DEED OF TRUST DATED 04/24/2008 and recorded 05/06/2008 as Instrument No. 722704 in book 508 page 913 IS IN FULL FORCE AND EFFECT.

RECONTRUST COMPANY, N.A.

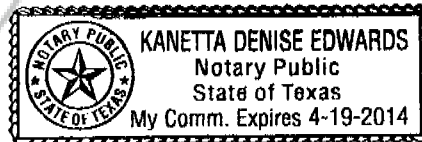
James Diaz 4/27/12 (Trustee)  
JAMES DIAZ, AVID  
FEDERAL NATIONAL MORTGAGE ASSOCIATION

Jessica Olary 4/27/12 (Grantee)  
JESSICA OLARY, AVID

STATE OF Texas  
COUNTY OF Tarrant )

On APR 27 2012, before me Kanetta Denise Edwards, personally appeared Jessica Olary, AVID, James Diaz, AVID, known to me (or proved to me on the oath of Jessica Olary, AVID, James Diaz, AVID) or through 4-27-12 + key to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ~~he~~<sup>she</sup> executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND OFFICAL SEAL.



Kanetta Denise Edwards  
Notary Public's Signature



**"EXHIBIT A"**

**LEGAL DESCRIPTION**

LOT 2, IN BLOCK 3, AS SHOWN ON THE OFFICIAL MAP OF OLIVER PARK, AND  
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,  
NEVADA, ON FEBRUARY 2, 1958, IN BOOK 1 OF MAPS, AS DOCUMENT NO. 14034,  
DOUGLAS COUNTY, NEVADA, RECORDS





**RECEIVED**

APR 19 2012

**FILED**

2012 APR 23 PM 12: 22

TED THRAM  
CLERK

**M. BIAGGINI**  
DEPUTY

1 **ORDR**  
 2 Thomas J. Holthus, Esq. (NSB#12075)  
 3 Kristin A. Schuler, Esq. (NSB#12075)  
 4 Stephanie Richter, Esq. (NSB#12075)  
 5 MCCARTHY & HOLTHUS, LLP  
 9510 W. Sahara Ave., Suite 110  
 Las Vegas, NV 89117  
 Telephone: (702) 685-0329  
 Facsimile: (866) 339-5961

6 Attorneys for:  
 ReconTrust Company

**DISTRICT COURT**

**DOUGLAS COUNTY, NEVADA**

9 ReconTrust Company,  
 10 Petitioner,

11 vs.

12 Joanne Hughes and Richard  
 13 Hughes,

14 Respondents.

) Case No.: 12-CV-0125

) Dept. No.: II

) **ORDER GRANTING EX PARTE**  
 ) **APPLICATION FOR ORDER TO PERMIT**  
 ) **RECISSION OF TRUSTEE'S DEED**  
 ) **UPON SALE**

) DATE: n/a

) TIME: n/a

) DEPT:

) JUDGE:

18 UPON reviewing the Ex Parte Application of Petitioner,  
 19 ReconTrust Company, the Affidavit of counsel, and good cause  
 20 appearing therefore,

22 IT IS HEREBY ORDERED that Petitioner may record a  
 23 rescission of the Trustee's Deed Upon Sale recorded March 19,  
 24 2012, as document number 799062, relative to the real property  
 25 commonly known as 173 Irwin Drive, Stateline, NV, 89449.

26 ///

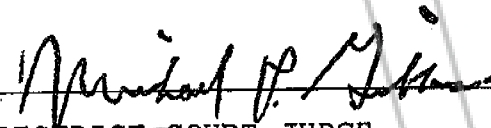
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A copy of the entered Order shall be served upon all parties who received Notice of the Notice of Default and Notice of Trustee's Sale.

  
DISTRICT COURT JUDGE

Respectfully submitted:  
McCarthy & Holthus, LLP

By: Stephanie Richter  
Stephanie Richter, Esq.  
9510 W. Sahara Ave., Suite 110  
Las Vegas, NV 89117  
(702) 685-0329  
(866) 339-5691 (Fax)  
srichter@mccarthyholthus.com



**NINTH JUDICIAL DISTRICT COURT  
COUNTY OF DOUGLAS, STATE OF NEVADA**

**AFFIRMATION  
Pursuant to NRS 239B.030**

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The undersigned does hereby affirm that the preceding document, \_\_\_\_\_  
**ORDER**

\_\_\_\_\_

(Title of Document)

filed in case number: \_\_\_\_\_

Document does not contain the social security number of any person.

**-OR-**

Document contains the social security number of a person as required by:

A specific state or federal law, to wit:

\_\_\_\_\_

(State specific state or federal law)

**-or-**

For the administration of a public program

**-or-**

For an application for a federal or state grant

**-or-**

Confidential Family Court Information Sheet  
(NRS 125.130, NRS 125.230 and NRS 125B.055)

Date: Apr 18, 2012

Stephanie Richter  
(Signature)

Stephanie Richter, Esq.  
(Print Name)

ReconTrust Company  
(Attorney for)



COPY

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 4/23/12

TED THUAN Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas.

By *M. [Signature]* Deputy