

DOC # 815563
01/03/2013 09:08AM Deputy: GB
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-113 PG-432 RPTT: 0.00



WHEN RECORDED MAIL TO:
Cooper Castle Law Firm, LLP
5275 S. Durango Drive
Las Vegas, NV 89113

T.S. No.: 12-08-45696-NV
APN: 1320-33-816-029
Title Report No.: 7004114

**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: The Cooper Castle Law Firm, LLP is the duly appointed Trustee under a Deed of Trust dated **July 10, 2007**, executed by **David L Ferdon**, as Trustor to secure certain obligations in favor of **PHH Mortgage Corporation**, recorded on July 16, 2007 as Book/Page/Instrument No. Instrument: 705329 of Official Records in the Office of the Recorder of **Douglas** County, Nevada describing land therein as more fully described on the above referenced deed of trust.

Said obligations including one note for the sum of \$244,000.00.

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 **October 2, 2012** in the office of the Recorder of Douglas County, Nevada, Document: 810129 of Official Records.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the present Beneficiary and/or the Trustee, 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.

This rescission shall in no way 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.



Dated: 1/2/13

THE COOPER CASTLE LAW FIRM, LLP

By: MD
Matthew Dayton
Attorney at Law (Bar # 11552)

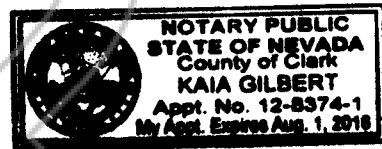
State of Nevada } ss.
County of Clark }

On 1/2/13, before me, Kaia Gilbert, Notary Public, personally appeared Matthew Dayton personally known to me (or 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.

WITNESS my hand and official seal.

Signature Kaia Gilbert (Seal)

Kaia Gilbert



My Appt. Expires Aug 1, 2016

RECORDING REQUESTED BY

David L Ferdon / 12-08-45696-NV