

DOC # 839156
03/07/2014 09:32AM Deputy: AR
OFFICIAL RECORD
Requested By:
Cooper Castle Law Firm- Ne'
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-314 PG-797 RPTT: 0.00



Requested and Prepared by:
The Castle Law Group

When Recorded Mail To:
The Castle Law Group
5275 S. Durango Drive
Las Vegas, Nevada 89113
ATTN: Foreclosure Dept.

T.S. No.: 13-04-54618-NV
APN: 1220-22-211-001
Title Report No.:
Property Address: 1402 Purple Sage Dr, Gardnerville, NV 89460

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 Castle Law Group is the duly appointed Trustee under a Deed of Trust dated **June 13, 2008**, executed by William T. Roney, III and Christina R. Roney, as Trustor to secure certain obligations in favor of **JPMorgan Chase Bank, N. A.**, recorded on June 17, 2008 as 725238 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 include one note for the sum of \$244,902.00.

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 **September 17, 2013** in the office of the Recorder of Douglas County, Nevada, 830701, 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 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.

Dated: **March 7, 2014**

THE CASTLE LAW GROUP

By: Lori Indriolo

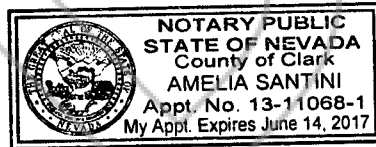
Lori Indriolo
Foreclosure Assistant

State of Nevada } ss.
County of Clark }

On March 7, 2014, before me, Amelia Santini, Notary Public, personally appeared Lori Indriolo 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 Amelia Santini (Seal)



William T. Roney, III and Christina R. Roney / 13-04-54618-NV