

DOUGLAS COUNTY, NV

2017-893275

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01/12/2017 08:29 AM

FIRST AMERICAN MORTGAGE SOLUTIONS - TSG

KAREN ELLISON, RECORDER

Recording Requested By:
First American Title Insurance Company

When Recorded Mail To:
First American Trustee Servicing Solutions, LLC
1500 Solana Blvd Bldg 6 Ste 6100
Westlake, TX 76262

Space above this line for Recorder's use only

APN: 1318-23-211-002
TS No. : NV1400263696

NEVADA

**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 undefined is duly appointed Trustee under a Deed of Trust dated 03/19/2008, executed by

GIDEON SHARON, AND, LEAH TEITLER-SHARON, HUSBAND AND WIFE AS JOINT TENANTS.

as Trustor to secure certain obligations in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR SUNTRUST MORTGAGE, INC.**, as Beneficiary, recorded 03/26/2008, as Instrument No. 720341, in Book 308, Page 6211, 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 \$417,000.00.

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 12/09/2014 in the office of the Recorder of **DOUGLAS** County, Nevada, Instrument No. 2014-854139, in Book/Page of Official Records.

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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.

Dated: JAN 10 2017

**First American Trustee Servicing Solutions, LLC, AS
AGENT FOR THE BENEFICIARY**


By: 

Tammy Rossum, Supervisor

State of **TEXAS** }
County of **TARRANT** } §

Before me, Lisa A. McSwain, on this day personally appeared Tammy Rossum
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 10 day of Jan, A.D., 2017.

Signature:  (Seal)
Notary Public In and for said County and State

