

APN: 007-200-07

RETURN / MAIL TAX STATEMENTS TO:
Nevada Trust Deed Services
10161 Park Run Drive, Suite 150
Las Vegas, NV 89145
(702)733-9900

FILE NO: 25-02-002-FCL

EUREKA COUNTY, NV

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2025-254397

04/08/2025 08:16 AM

NEVADA TRUST DEED SERVICES

KATHERINE J. BOWLING, CLERK RECORDER

NOTICE OF RESCISSION OF NOTICE OF BREACH AND ELECTION TO SELL UNDER DEED OF TRUST

WHEREAS, the undersigned, as trustee for the Beneficiary under that certain Deed of Trust (the "Deed of Trust") hereinafter described, heretofore received from the Beneficiary written Declaration of Default and Notice of Breach and Election to Sell Under Deed of Trust and

WHEREAS, Notice was heretofore given the undersigned, by such Beneficiary, of breach of the obligation for which said Deed of Trust is security and of election to cause to be sold the property therein described, which Notice was recorded on March 24, 2025 in the office of the recorder of Eureka County, Nevada, as Instrument No. 2025-254355, of Official Records.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the undersigned, as Trustee for the Beneficiary, does hereby rescind, cancel and withdraw said Declaration of Default and Notice of Breach and Election to Sell Under Deed of Trust, it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach of 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 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. Said Deed of Trust above referred to was executed by Daniel E Groth, an unmarried man, Trustor, to Nevada Trust Deed Services, as current Trustee, and recorded as Document No. 218638 of Official records, in Eureka County, Nevada.

DATE: April 8, 2025

**SIGNATURE PAGE FOR NOTICE OF RESCISSION OF
NOTICE OF BREACH AND ELECTION TO SELL UNDER DEED OF TRUST**

Nevada Trust Deed Services

BY: Michele Dobar
Michele Dobar, Foreclosure Officer

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on April 8, 2025 by Michele Dobar, as Foreclosure Officer of Nevada Trust Deed Services.

Signature T. M. Chau
(Notary Public)

