

RETURN TO:

Canyon Creek Estates Homeowners Association

c/o The Law Offices of Hampton & Hampton

8965 S Pecos Rd, Suite 10A

Henderson, NV 89074

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0708 PG-4357 RPTT: 0.00



APN: 1419-27-710-001

T.S.#:CCE-251-JC-BR

NOTICE OF DEFAULT AND ELECTION TO SELL

REAL PROPERTY TO SATISFY NOTICE OF DELINQUENT ASSESSMENT LIEN

NOTICE IS HEREBY GIVEN, that Canyon Creek Estates Homeowners Association is the lienholder and beneficiary under a Notice of Delinquent Assessment Lien dated Monday, June 2, 2008, to secure certain obligations of William A. Brown, record owner of the property, in favor of Canyon Creek Estates Homeowners Association, and recorded on Monday, March 24, 2008, as Instrument No. 720147, in Book No. 20080324, of the Official Records in the Office of the Recorder of Douglas County, Nevada, describing the land therein as:

Tract: Mountain Meadows Est 1

Book: 0604 Building: N/A Block: A

Page: 6416 Unit: N/A Lot: 21

More commonly known as:

251 James Canyon Loop

Genoa, NV 89411

said obligations being in the amount of \$2,770.79 as of Tuesday, July 8, 2008, plus accruing assessments, interest, costs, and attorney's fees or fees of the agent for the property manager; that the beneficial interest under such Notice of Delinquent Assessment Lien and the obligations secured thereby are presently held by the undersigned; that abreach of, and default in, the obligations for which such Notice of Delinquent Assessment Lien is security, has occurred in that payment has not been made in the above-referenced amounts; that by reason thereof, the present beneficiary under such Notice of Delinquent Assessment Lien has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the property to be sold to satisfy the obligations secured thereby.

PURSUANT TO NEVADA REVISED STATUTES, a sale will be held if this obligation is not

completely satisfied and paid within ninety (90) days from the date of the recording and/or mailing of this Notice on the real property described hereinabove.

Should the association named herein act to have its lien enforced by non-judicial foreclosure and sale, the trustee authorized to enforce the lien shall be:

Hampton & Hampton
8965 S Pecos Rd, Suite 10A
Henderson, NV 89074

WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE!

DATED Tuesday, July 8, 2008

Canyon Creek Estates Homeowners Association

By: *Miles Hampton*

Miles Hampton, Esq
Hampton & Hampton
Trustee and Authorized Agent

STATE OF NEVADA
COUNTY OF CLARK

ss.

On July 8, 2008 before me the undersigned Notary Public in and for said county, personally appeared Miles Hampton, Esq personally known to me, or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and who acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes mentioned within.

Kanani Mercado
Notary Public

