

APN: 1320-33-310-036  
FORECLOSURE NO. 30057

When recorded mail to:  
Phil Frink & Associates, Inc.  
1895 Plumas Street, Suite 5  
Reno, NV 89509  
(775) 324-2567

DOC # 784891  
06/15/2011 03:57PM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
Phil Frink & Associates, I  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-611 PG-3177 RPTT: 0.00



(Space Above For Recorder's Use Only)

## NOTICE OF DEFAULT AND ELECTION TO SELL

TO: Stephen P. Allen

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

Pursuant to NRS 116.3116, Phil Frink & Associates, Inc., located at 1895 Plumas St., Ste 5, Reno, NV 89509, as Agent for Chichester Estates Property Owners Association, a non-profit corporation, does hereby give you notice of your default and does hereby elect to sell or cause the sale, to satisfy the obligation owing and arising out of your failure to pay your homeowners association assessments.

The lien of Chichester Estates Property Owners Association recorded November 16, 2009 as Document No. 754006 of Official Records of Douglas County, State of Nevada, securing the obligation of the assessments which was a deficiency in the amount of \$641.17, as of the date of said lien, plus the accruing assessments since that time, late charges, advances, attorney fees and costs of the agent of the Association.

The total due as of this date is \$2,232.17.

Pursuant to NRS 116.3316, the sale of the real property situate in the County of Douglas, State of Nevada, purported to be 1299 Chichester Drive and being more fully described as follows:

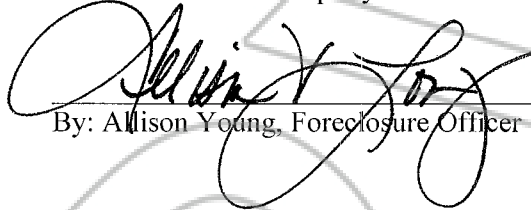
Lot 42, Block N, as set forth on Final Subdivision Map FSM-1006 of Chichester Estates Phase 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 12, 1995, in Book 995 at Page 1407, as Document No. 370215 and Amended by Certification of Amendment recorded July 17, 2001 as Document No. 518480, of Official Records.

will be held if this obligation is not completely satisfied and paid within ninety (90) days from the date of the mailing of this Notice of Default and Election to Sell.



Dated June 14, 2011

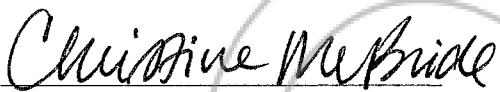
Phil Frink & Associates, Inc., as Agent for  
Chichester Estates Property Owners Association



By: Allison Young, Foreclosure Officer

STATE OF NEVADA    )  
                                  )ss  
COUNTY OF WASHOE )

This instrument was acknowledged before me on June 14, 2011 by Allison Young as Foreclosure Officer of Phil Frink & Associates, Inc.

  
Notary Public

 CHRISTINE McBRIDE  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 08-5523-2 - Expires December 19, 2011