

APN: 1320-33-715-005  
FORECLOSURE NO. 30576

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

DOC # 789127  
09/06/2011 11:58AM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
Phil Frink & Associates, I  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-911 PG-701 RPTT: 0.00



(Space Above For Recorder's Use Only)

## NOTICE OF DEFAULT AND ELECTION TO SELL

TO: Robert Gilmore and Sondra K. Gilmore

### **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 notice of default and does hereby elect to sell or cause the sale, to satisfy the obligation owing and arising out of the failure to pay the homeowners association assessments.

The lien of Chichester Estates Property Owners Association recorded June 22, 2011 as Document No. 0785355 of Official Records of Douglas County, State of Nevada, securing the obligation of the assessments which was a deficiency in the amount of \$882.77, 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 \$2,025.32.

Pursuant to NRS 116.3316, the sale of the real property situate in the County of Douglas, State of Nevada, purported to be 1364 Falstaff Lane and being more fully described as follows:

Lot 5, in Block C, as shown on the FINAL SUBDIVISION MAP #1006-7 OF CHICHESTER ESTATES PHASE 7, filed in the office of the County Recorder of Douglas County, State of Nevada on October 13, 2000, Book 1000, Page 2398, as Document No. 501336.

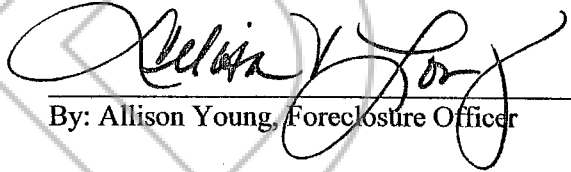
will be held if this obligation is not completely satisfied and paid within ninety (90) days from the date of the mailing of this Notice of Default and Election to Sell.



Please be advised that this document constitutes neither a demand for payment of the referenced debt nor a notice of personal liability to any recipient hereof who might have received a discharge of such debt in accordance with applicable bankruptcy laws or who might be subject to the automatic stay of Section 362 of the United States Bankruptcy Code. This default is being sent to any such parties merely to comply with applicable state law governing foreclosure of liens pursuant to Chapter 116 of Nevada Revised Statutes.

Dated August 26, 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 August 26, 2011 by Allison Young as Foreclosure Officer of Phil Frink & Associates, Inc.

  
NOTARY PUBLIC

