

APN: 1320-33-717-041
FORECLOSURE NO. 30182 / 1042368

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

DOC # 789706
09/19/2011 12:20PM Deputy: SD
OFFICIAL RECORD
Requested By:
Phil Frink & Associates, Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-911 PG-2964 RPTT: 0.00



(Space Above For Recorder's Use Only)

NOTICE OF DEFAULT AND ELECTION TO SELL

TO: Gregory R. Pearson

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 13, 2011 as Document No. 784720 of Official Records of Douglas County, State of Nevada, securing the obligation of the assessments which was a deficiency in the amount of \$1,705.10, 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 \$2,692.06.

Pursuant to NRS 116.3316, the sale of the real property situate in the County of Douglas, State of Nevada, purported to be 1359 Westminster Place and being more fully described as follows:

Lot 26, Block C, as set forth on FINAL SUBDIVISION MAP NO. 1006-9 for CHICHESTER ESTATES PHASE 9 filed in the office of the County Recorder of Douglas County, Nevada on November 27, 2001, in Book 1101 of Official Records, Page 7916, as Document No. 528504.

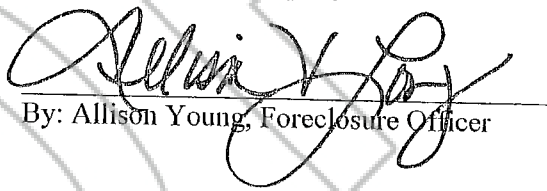
will be held if this obligation is not completely satisfied and paid within ninety (90) days from the date of the mailing of this Notice of Default and Election to Sell.



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.

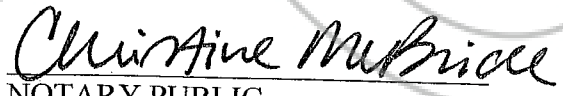
Dated September 19, 2011

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 September 19, 2011 by Allison Young as Foreclosure Officer of Phil Frink & Associates, Inc.


NOTARY PUBLIC

