

Assessor Parcel Number: 1320-29-213-012
File Number: R91070
Property Address: 1717 Azalea Ct
Minden, NV 89423
Title Order Number: 601690-AJ

DOC # 790209
09/28/2011 10:30AM Deputy: PK
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 1 Fee: \$14.00
BK-911 PG-4999 RPTT: 0.00

First American Title



NOTICE OF DEFAULT AND ELECTION TO SELL PURSUANT TO THE LIEN FOR DELINQUENT ASSESSMENTS

◆ IMPORTANT NOTICE ◆

Red Rock Financial Services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

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

NOTICE IS HEREBY GIVEN: Red Rock Financial Services officially assigned as agent by the Winhaven Homeowners Association, under the Lien for Delinquent Assessments, recorded on 08/01/2011, in Book Number , as Instrument Number 787335, reflecting JERRY D. AND FRANCES SULLIVAN as the owner(s) of record on said lien, land legally described as WINHAVEN #2 PHASE A LOT 51 BLOCK C, of the Official Records in the Office of the Recorder of Douglas County, Nevada, makes known the obligation under the Covenants, Conditions and Restrictions recorded 09/21/1989, in Book Number 989 2908, as Instrument Number 211408, has been breached. As of 08/01/2004 forward, all assessments, whether monthly or otherwise, late fees, interest, Association charges, legal fees and collection fees and costs, less any credits, have gone unpaid.

Above stated, the Association has equipped Red Rock Financial Services with verification of the obligation according to the Covenants, Conditions and Restriction in addition to documents proving the debt, therefore declaring any and all amounts secured as well as due and payable, electing the property to be sold to satisfy the obligation. In accordance with Nevada Revised Statutes 116, no sale date may be set until the ninety-first (91) day after the recorded date or the mailing date of the Notice of Default and Election to Sell. As of September 22, 2011, the amount owed is \$ 3,771.44. This amount will continue to increase until paid in full.

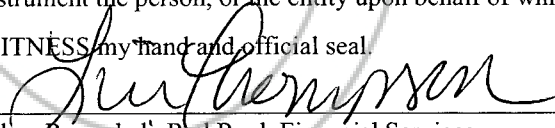

Prepared By Joshua Wood, Red Rock Financial Services, on behalf of Winhaven Homeowners Association

Dated: September 22, 2011

STATE OF NEVADA)
COUNTY OF CLARK)

On September 22, 2011, before me, personally appeared Joshua Wood, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


When Recorded: Red Rock Financial Services
Mail To: 7251 Amigo Street, Suite 100
Las Vegas, Nevada 89119
702-932-6887

