

DOC # 794002
12/12/2011 09:44AM Deputy: GB
OFFICIAL RECORD
Requested By:
Phil Frink & Associates, I
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-1211 PG-2195 RPTT: 0.00



Recorded at the request of:
When recorded return to:
Phil Frink & Associates, Inc.
1895 Plumas Street, Suite 5
Reno, NV 89509

APN:1320-33-817-019

**NOTICE OF HOMEOWNERS ASSOCIATION SALE
NO. 30047**

WARNING! A SALE OF YOUR PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE. YOU MUST ACT BEFORE THE SALE DATE. IF YOU HAVE ANY QUESTIONS, PLEASE CALL PHIL FRINK AT 775-324-2567. IF YOU NEED ASSISTANCE PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, AT 877-829-9907 IMMEDIATELY.

Owners name(s)/reputed owners name(s): Theresa A. Sweeney

On December 30, 2011, at 2:00 o'clock P.M., Phil Frink & Associates, Inc., under and pursuant to the Notice of Claim of Lien, dated November 10, 2009, executed by Phil Frink & Associates, Inc. as Agent for the Managing Body of Chichester Estates Property Owners Association, such lien being properly assessed and recorded November 10, 2009, as Document No. 753760, of Official Records of Douglas County, Nevada pursuant to NRS 116.3116, in favor of Chichester Estates Property Owners Association, by reason of the breach of assessment obligation secured thereby, a Notice of Default and Election to Sell was recorded June 15, 2011, as Document No. 784893, of Official Records of Douglas County, State of Nevada, will sell at public auction to the highest bidder, lawful money of the United States of America, at the front entrance of the Douglas County Judicial Building located at 1625 Eighth Street, AKA Water Street, Minden, Nevada,, without covenant or warrant expressed or implied, regarding title, possession or encumbrances, all right, title and interest of the owner, without equity or right of redemption, the real property situate in the County of Douglas, State of Nevada, purported to be 1381 Brooke Way, Gardnerville, NV 89410, more fully described as follows:

Lot 19, in Block D, as set forth on FINAL SUBDIVISION MAP No. 1006-12 for Chichester Estates, Phase 12, filed in the office of the County Recorder of Douglas County, Nevada and recorded January 8, 2004 in Book 0104, Page 2012, as Document No. 601490.



for the purpose of satisfying the assessment obligation secured by said assessment lien, ***estimated*** to wit: \$4,333.13, plus late charges interest, any subsequent assessments, fees, charges and expenses, advances and costs of the Homeowners Association or it's Agent, under the terms of the assessment lien. **Please call Phil Frink & Associates, Inc. at (775)324-2567 in order to obtain the exact amount to cure this default. Notice is hereby given that funds to cure the default or to bid at the sale must be in the form of cash or a cashier's check made payable to Phil Frink & Associates, Inc.**

Dated: December 2, 2011

Phil Frink & Associates, Inc. as Agent for
The Managing Body of Chichester Estates
Property Owners Association

Christine McBride

BY: Christine McBride, Sr. Vice President

DO NOT PUBLISH BELOW THIS LINE

State of Nevada)
)SS
County of Washoe)

This instrument was acknowledged before me on December 2, 2011
by Christine McBride as Sr. Vice President of Phil Frink & Associates, Inc.

Allison Young

NOTARY PUBLIC



Land Situate in the East Fork Judicial Township
Publish Notice of Homeowners Association Sale in the Record Courier
Three times on December 9, 2011; December 16, 2011; and December 30, 2011