

DOC # 795627
01/11/2012 02:55PM Deputy: SG
OFFICIAL RECORD
Requested By:
Phil Frink & Associates, I
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-112 PG-1659 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:1320-33-714-055

**NOTICE OF HOMEOWNERS ASSOCIATION SALE
NO. 30227**

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): Robert D. Blackman and Deborah J. Blackman

On February 8, 2012, at 2:00 o'clock P.M., Phil Frink & Associates, Inc., under and pursuant to the Notice of Claim of Lien, dated May 12, 2010, 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 May 13, 2010, as Document No. 763570, 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 14, 2011, as Document No. 784801, 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 1316 Granborough Drive, more fully described as follows:

Lot 55, in Block H, as shown on the FINAL SUBDIVISION MAP #1006-6 OF CHICHESTER ESTATES PHASE 6, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on February 16, 2000, in Book 0200, Page 2552, as Document No. 486411.



for the purpose of satisfying the assessment obligation secured by said assessment lien, to wit: ***estimated*** \$3,563.15, 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: January 5, 2012

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 January 5, 2012
by Christine McBride as Sr. Vice President of Phil Frink & Associates, Inc.

Allison S. Young

NOTARY PUBLIC

 ALLISON S. YOUNG
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 09-10569-2 - Expires July 14, 2013

Land Situate in the East Fork Judicial Township
Publish Notice of Homeowners Association Sale in the Record Courier
Three times on January 11, 2012; January 18, 2012 and January 25, 2012