

Recorded at the request of:  
When recorded return to:  
Phil Frink & Associates, Inc.  
520 Sinclair Street  
Reno, NV 89501

DOC # 800011  
03/30/2012 04:03PM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
Phil Frink & Associates, I  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-312 PG-8325 RPTT: 0.00



APN:1320-32-712-014

**NOTICE OF HOMEOWNERS ASSOCIATION SALE  
NO. 30342**

**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 & ASSOCIATES, INC. 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): Yellowstone Nevada, LLC

On April 27, 2012, at 2:00 o'clock P.M., Phil Frink & Associates, Inc., under and pursuant to the Notice of Claim of Lien, dated August 20, 2010, executed by Phil Frink & Associates, Inc., as Agent for the Managing Body of Mill Creek Estates, Homeowners Association, such lien being properly assessed and recorded August 23, 2010, as Document No. 769021, of Official Records of Douglas County, Nevada pursuant to NRS 116.3116, in favor of Mill Creek Estates Homeowners Association, by reason of the breach of assessment obligation secured thereby, a Notice of Default and Election to Sell was recorded July 11, 2011, as Document No. 786212, 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 1523 Mill Creek Way, Gardnerville, NV, more fully described as follows:

Lot 14A, as set forth on the Record of Survey supporting a Boundry Line Adjustment for H&S Construction recorded August 26, 1992, in Book 892, Page 4056, as Document No. 286737. Said map is a survey of the Final Map of Mill Creek Estates, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas, State of Nevada, on June 4, 1991, in Book 691, Page 337, as Document Number 252075



for the purpose of satisfying the assessment obligation secured by said assessment lien, ***estimated*** to wit: \$6,498.89, 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: March 26, 2012

Phil Frink & Associates, Inc. as Agent for  
The Managing Body of Mill Creek Estates  
Homeowners Association

BY: Diana Dixon, Foreclosure Officer

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DO NOT PUBLISH BELOW THIS LINE

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State of Nevada            )  
  )SS  
County of Washoe        )

This instrument was acknowledged before me on March 26, 2012  
by Diana Dixon as Foreclosure Officer of Phil Frink & Associates, Inc.

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NOTARY PUBLIC



Land Situate in the East Fork Judicial Township  
Publish Notice of Homeowners Association Sale in the Record Courier  
Three times on March 30, 2012; April 6, 2012; and April 13, 2012