

OFFICIAL RECORD

Requested By:
ALESSI & KOENIG, LLC

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0712 PG- 5379 RPTT: 0.00



When recorded mail to:

✓ THE ALESSI & KOENIG, LLC
9500 West Flamingo Rd., Ste 205
Las Vegas, Nevada 89147
Phone: 702-222-4033

A.P.N. 1319-03-312-010

Trustee Sale No. EaRiGe-2463-F

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER HOMEOWNERS ASSOCIATION LIEN

WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE! You may have the right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account. The sale may not be set until ninety days from the date this notice of default recorded, which appears on this notice. The amount due is **\$7,421.48** as of **May 29, 2012** and will increase until your account becomes current. To arrange for payment to stop the foreclosure, contact: **Eagle Ridge at Genoa Homeowners Association, c/o Alessi & Koenig, 9500 W. Flamingo Rd, Ste 205, Las Vegas, NV 89147, (702)222-4033.**

THIS NOTICE pursuant to that certain Notice of Delinquent Assessment Lien, recorded on **April 7, 2011** as document number **781209**, of Official Records in the County of **Douglas**, State of Nevada. Owner(s): **John & Cynthia Fencl, of Lot 55**, as per map recorded in Book **09-05**, Pages **2228**, as shown on the Plan and Subdivision map recorded in the Maps of the County of **Douglas**, State of Nevada. PROPERTY ADDRESS: **2463 Eagle Ridge Rd., Genoa, NV 89411**. If you have any questions, you should contact an attorney. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure. REMEMBER YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION. NOTICE IS HEREBY GIVEN THAT Alessi & Koenig, LLC is appointed trustee agent under the above referenced lien, dated **April 7, 2011**, on behalf of **Eagle Ridge at Genoa Homeowners Association** to secure assessment obligations in favor of said Association, pursuant to the terms contained in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs). A default in the obligation for which said CC&Rs has occurred in that the payment(s) have not been made of homeowners assessments due from **June 30, 2011** and all subsequent assessments, late charges, interest, collection and/or attorney fees and costs.

Dated: **May 29, 2012**

Huong Lam, Esq. of Alessi & Koenig, LLC on behalf of **Eagle Ridge at Genoa Homeowners Association**

COUNTY OF CLARK
STATE OF NEVADA

On 5-29-12 before me, the undersigned, a Notary Public in and for said County, personally appeared Huong Lam, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kristi Berning

Notary Public in and for said County and State

