

DOC # 813096
11/19/2012 01:58PM Deputy: GB
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-1112 PG-5155 RPTT: 0.00



WHEN RECORDED MAIL TO:

ATC Assessment Collection Group, LLC
1120 North Town Center Drive, Suite 260
Las Vegas, NV 89144-6304
(702) 255-1124

TS No.: 2011-5888
Title Order No.: 6515460
APN: 1418-11-110-009

ATC Assessment Collection Group, LLC is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

NOTICE OF SALE

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 ATC ASSESSMENT COLLECTION GROUP, LLC AT (702) 255-1124 or (877) 781-8885. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION AT (877) 829-9907 IMMEDIATELY.

ATC Assessment Collection Group, LLC officially assigned as agent by the Glenbrook Homeowners' Association under the Notice of Delinquent Assessment Lien. **YOU ARE IN DEFAULT UNDER THE NOTICE OF DELINQUENT ASSESSMENT LIEN**, recorded on 3/28/2012, in Book Number , as Instrument Number 799755, Page reflecting Thomas E. Abel and Cheryl Abel as the owner(s) of record on said lien. **UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE.** If you need an explanation of the nature of the proceedings against you, you should contact an attorney.

The Notice of Default and Election to Sell Under Notice of Delinquent Assessment Lien was recorded on 5/2/2012, in Book Number Page , as Instrument Number 801786 of the Official Records in the Office of the Recorder.

NOTICE IS HEREBY GIVEN: That on **12/12/2012 at 1:00 PM** located at the front entrance to the Douglas County Courthouse located at 1038 Buckeye Road, Minden Nevada, that the property commonly known as:

139 Dirigo Court
Glenbrook, NV 89413

and land legally described as Legal Unit No.: , Lot 28, Tract Glenbrook #3-A, Block C, Book 285, Page 1875 of the Official Records in the Office of the County Recorder of Douglas County, Nevada,



will sell at public auction to the highest bidder, for cash (payable at the time of sale) in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, state or federal savings and loan association or savings association authorized to do business in the State of Nevada, in the amount of **\$3,816.65** as of 11/15/2012, which includes the total amount of the unpaid balance and reasonably estimated costs, expenses and advances at the time of the initial publication of this notice. Any subsequent Association assessments, late fees interest, expenses or advancements, if any, of the Association or its Agent, under the terms of the Notice of Delinquent Assessment Lien shall continue to accrue until the date of the sale. The property heretofore described is being sold "as is".

The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, encumbrances, obligations to satisfy any secured or unsecured liens or against all right, title and interest of the owner, without equity or right of redemption to satisfy the indebtedness secured by said Lien, with interest thereon, as provided in the Declaration of Covenants, Conditions and Restrictions, recorded on 7/17/1977, in Book Number 677, as Instrument Number 10264 Page: 1177 County of Clark, State of Nevada and any and all amendments or annexations of record thereto.

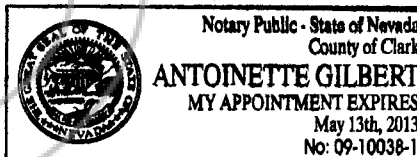
Dated: November 15, 2012

Prepared By Melissa Manalia, ATC Assessment Collection Group, LLC, on behalf of Glenbrook Homeowners' Association

STATE OF NEVADA)
COUNTY OF CLARK)

On November 15, 2012, before me, personally appeared Melissa Manalia, 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.



Reinstatement Information: (702) 727-5424 or (702) 255-1124 or toll free (877) 781-8885

Sale Information: www.priorityposting.com