

DOC # 839914
03/21/2014 02:43PM Deputy: SG
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$215.00
BK-314 PG-3899 RPTT: 0.00



APN: 1418-03-711-008
WHEN RECORDED MAIL TO:

ATC Assessment Collection Group, LLC
1120 North Town Center Drive, Suite 260
Las Vegas, NV 89144-6304
(702) 255-1124 or (877) 781-8885

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

APN: 1418-03-711-008

TS No.: 2012-1887

Title Order No.: 7427605

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER NOTICE OF DELINQUENT ASSESSMENT LIEN

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.

We are not attempting to collect a debt from you PERSONALLY, we are only proceeding against the property.

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 legal right to bring this account in good standing by paying all of the past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of this account. No sale date may be set until ninety (90) days from the date this notice of default may be recorded or mailed. The amount is \$8,717.87 as of 3/19/2014 and will increase until the account becomes current. The amount may also decrease as partial payments are applied to the account. Upon a written request, Glenbrook Homeowners' Association (the "Association") will provide a written itemization of the entire amount that must be paid. You and the Association may mutually agree in writing prior to the time the notice of sale is posted to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2). Following the expiration of the time period previously referred to, unless a separate written agreement between you and the Association permits a longer period, you have only the legal right to stop the sale of this property by paying the entire amount demanded by the Association.

To find out the amount that must be paid, or to arrange for payment to stop the foreclosure, contact the following trustee who has been authorized by the Association to enforce its lien by sale: ATC Assessment Collection Group, LLC, 1120 North Town Center Drive, Suite 260, Las Vegas, Nevada 89144, (702) 255-1124(877) 781-8885.

THIS NOTICE is given pursuant to N.R.S. 117.070 et. Seq. or N.R.S. 116.3115 et. Seq. and N.R.S. 116.3116 through 116.31168 et. Seq., and pursuant to that certain Notice of Delinquent Assessment Lien, recorded on 2/4/2014 as document no. 837752 book page of Official Records in the office of the Recorder of Douglas County, State of Nevada. Owner: The One Productions LLC

Of Unit No. , Lot 67, Tract No. Glenbrook # 3-B, Block D shown on the Subdivision map recorded in Book No. 680 Page(s) 1269, Inclusive, of Maps of the County of Douglas, State of Nevada.

PROPERTY ADDRESS: 109 China Garden Circle



Glenbrook, NV 89413

If you have any questions, you should contact a lawyer. Notwithstanding the fact that this property is in foreclosure, the property may be sold, 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: ATC Assessment Collection Group, LLC, is the duly appointed Trustee/Agent authorized by the Association to record Notice of Delinquent Assessment Lien obligations in favor of said Association, pursuant to the terms contained in that certain Declaration of Covenants, Conditions and Restrictions, Recorded on 7/17/1977 as document no. 10264 book no. 677 page 1177 of Official Records in the Office of the Recorder of Douglas County, Nevada, and any and all amendments or annexations of record thereto, describing the land therein. That the beneficial Interest under said Notice of Delinquent Assessment Lien is presently held by the Association. That a breach of, and default in, the obligation for which said Covenants, Conditions and Restrictions as security has occurred in that the payment(s) have not been made of:

That by reason thereof, the present Association under such Covenants, Conditions and Restrictions, has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Covenants, Conditions and Restrictions and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the herein described property, liened by said Association, to be sold to satisfy the obligations secured thereby.

DATE: 3/19/2014

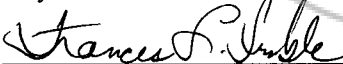
Jeffery Stanger, ATC Assessment Collection Group, LLC, as Trustee for Glenbrook Homeowners' Association

STATE OF NEVADA
COUNTY OF CLARK

On March 19, 2014 before me, Frances L. Trumble, a Notary Public, personally appeared Jeffery Stanger who provided to me on the basis of satisfactory evidence to 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.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

Frances L. Trumble, Notary Public

