

DOUGLAS COUNTY, NV

2016-879963

Rec:\$16.00

\$16.00 Pgs=3

04/27/2016 10:50 AM

PACIFIC COAST TITLE

KAREN ELLISON, RECORDER

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.: 2015-0622  
Title Order No.: 91204723  
APN: 1418-11-311-010

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. 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 8/21/2015, in Book Number , as Instrument Number 2015-868475, Page reflecting 1963 Glenbrook House LLC 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 10/27/2015, in Book Number Page , as Instrument Number 2015-871819 of the Official Records in the Office of the Recorder.

**NOTICE IS HEREBY GIVEN:** That on **5/25/2016 at 1:00 PM** located in front of the North side public entrance to the Douglas County Courthouse, 1038 Buckeye Road, Minden, NV; that the property commonly known as:

1963 Glenbrook House Road  
Glenbrook, NV 89413

and land legally described as Legal Unit No.: , Lot 78, Tract Glenbrook #2-B, Block D, Book , Page 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 **\$9,226.23** as of 4/26/2016, 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 amount of unpaid debt as of 4/26/2016:	\$9,226.23
The super priority amount pursuant to NRS 116.3116(3) as of 4/26/2016:	\$4,618.52
The amount of assessments in the super priority as of 4/26/2016:	\$2,917.00
The balance of collection fees & costs in the super priority as of 4/26/2016:	\$1,701.52
Costs associated with Abatement Lien (if applicable) as of 4/26/2016:	\$0.00

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 Douglas, State of Nevada and any and all amendments or annexations of record thereto.

The unit's owner or his or her successor in interest, or the holder of a recorded security interest on the unit, has, for a period which commences in the manner and subject to the requirements described in subsection 3 and which expires 5 days before the date of sale, failed to pay the assessments and other sums that are due to the association in accordance with subsection 1 of NRS 116.3116.

The Association or other person conducting the sale has executed and caused to be recorded, with the county recorder of the county in which the common-interest community or any part of it is situated, an affidavit which states, based on the direct, personal knowledge of the affiant acquired by a review of the business records of the association or other person conducting the sale, which business records must meet the standards set forth in NRS 51.135, the following:

- (1) The name of each holder of a security interest on the unit to which the notice of default and election to sell and the notice of sale was mailed, as required by subsection 2 of NRS 116.31163 and paragraph (d) of subsection 1 of NRS 116.311635; and
- (2) The address at which the notices were mailed to each such holder of a security interest.

**[INTENTIONALLY LEFT BLANK]**

Dated: April 26, 2016

*Heather Oliver*

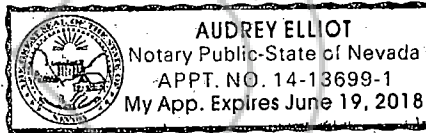
Prepared By Heather Oliver, ATC Assessment Collection Group, LLC, on behalf of Glenbrook Homeowners' Association

STATE OF NEVADA            )  
COUNTY OF CLARK        )

On April 26, 2016, before me, personally appeared Heather Oliver, 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.

*Audrey Elliot*



**Reinstatement Information:** (702) 255-1124

**Sale Information:** [www.nationwideposting.com](http://www.nationwideposting.com) or 916-939-0772