

IN THE SUPREME COURT OF THE STATE OF NEVADA

NV REAL PROPERTY, LLC

Appellant,

v.

BAC HOME LOANS SERVICING, LP,
N/K/A BANK OF AMERICA, N.A;
AND CARRINGTON MORTGAGE
SERVICES, LLC

Respondents.

Supreme Court No. 79234

Electronically Filed
Feb 03 2020 03:59 p.m.
District Court No. A-14-012900
Elizabeth A. Brown
Clerk of Supreme Court

APPELLANT'S APPENDIX

VOLUME X

DATE	DOCUMENT	VOLUME	PAGE NOS.
12/4/2014	Affidavit of Due Diligence – First Horizon Home Loans	I	APP0008- APP0009
12/4/2014	Affidavit of Due Diligence – Government National Mortgage Association	I	APP0012- APP0013
2/8/2015	Affidavit of Due Diligence – Mary J. Asbury	I	APP0123- APP0124
12/4/2014	Affidavit of Due Diligence – Mortgage Electronic Registration Systems, Inc.	I	APP0010- APP0011
2/8/2015	Affidavit of Due Diligence – Stanley Dewane Asbury	I	APP0125- APP0126
4/2/2015	Affidavit of Publication (Mary J. Asbury)	II	APP0263
4/2/2015	Affidavit of Publication (Stanley Dewane Asbury)	II	APP0264
5/13/2015	Affidavit of Service	II	APP0410- APP0411
12/22/2014	Affidavit of Service for BAC Home Loans Servicing, LP	I	APP0026- APP0027

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12/22/2014	Affidavit of Service for Cal-Western Reconveyance Corporation	I	APP0028-APP0029
12/11/2014	Affidavit of Service for First Horizon Home Loans	I	APP0014-APP0017
12/11/2014	Affidavit of Service for Government National Mortgage Association	I	APP0022-APP0025
12/11/2014	Affidavit of Service for Mortgage Electronic Registration Systems, Inc.	I	APP0018-APP0021
12/22/2014	Affidavit of Service for Taylor Bean and Whitaker Mortgage Corporation	I	APP0030-APP0031
1/28/2019	Amended Complaint	V	APP1224-APP1235
3/31/2016	Appellant's Opening Brief (Part 1)	IV	APP0947-APP0999
3/31/2016	Appellant's Opening Brief (Part 2)	V	APP1000-APP1014
6/30/2016	Appellant's Reply Brief	V	APP1103-APP1130
2/5/2015	Application for Judgment by Default	I	APP0115-APP0120
5/27/2015	Application for Judgment by Default	II	APP0433-APP0437
11/3/2015	BAC Home Loans Servicing, LP's Case Appeal Statement	III	APP0625-APP0628
12/6/2018	BAC Home Loans Servicing, LP's Limited Opposition to Plaintiff NV Real Property, LLC's Motion to Amend the Complaint and Add Parties	V	APP1185-APP1208
11/3/2015	BAC Home Loans Servicing, LP's Notice of Appeal	III	APP0622-APP0624
6/24/2019	Carrington Mortgage Services LLC's Memorandum of Costs	XII	APP2771-APP2896
2/18/2019	Carrington Mortgage Services, LLC's Answer to Amended Complaint	V	APP1241-APP1247
3/7/2019	Carrington Mortgage Services, LLC's Motion for Summary Judgment	VI	APP1258-APP1442

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4/4/2019	Carrington's Reply Supporting Summary Judgment	XI	APP2627-APP2636
3/4/2015	Certificate of Mailing	I	APP0142
3/4/2015	Certificate of Mailing	I	APP0151
12/2/2015	Certification	IV	APP0879
6/29/2017	Civil Order to Statistically Close Case	V	APP1134-APP1135
12/1/2014	Complaint	I	APP0001-APP0007
3/11/2015	Court Minutes	I	APP0152
4/20/2015	Court Minutes	II	APP0304
5/13/2015	Court Minutes	II	APP0409
6/10/2015	Court Minutes	II	APP0450
6/15/2015	Court Minutes	II	APP0458-APP0459
7/20/2015	Court Minutes	II	APP0484-APP0485
9/9/2015	Court Minutes	III	APP0571
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1/4/2016	Court Minutes	IV	APP0933
8/14/2018	Court Minutes	V	APP1154
1/8/2019	Court Minutes	V	APP1214
4/9/2019	Court Minutes	XI	APP2637
6/4/2019	Court Minutes	XII	APP2754
8/13/2019	Court Minutes	XII	APP2927
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5/19/2015	Default (Stanley Dewane Asbury)	II	APP0414-APP0415
1/8/2015	Default – BAC Home Loans Servicing, LP	I	APP0032-APP0033
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2/3/2015	Default – Government National Mortgage Association	I	APP0111-APP0112
2/3/2015	Default – Mortgage Electronic Registration Systems, Inc.	I	APP0109-APP0110
2/3/2015	Default – Taylor Bean and Whitaker Mortgage Corporation	I	APP00113-APP0114
1/28/2015	Defendant BAC Home Loans Servicing, LP's Answer to Plaintiff's Complaint and Counterclaims	I	APP0051-APP0106
3/20/2015	Defendant BAC Home Loans Servicing, LP's Motion to Add Parties to Assert Claims Part 1)	I	APP0155-APP0249
3/20/2015	Defendant BAC Home Loans Servicing, LP's Motion to Add Parties to Assert Claims (Part 2)	II	APP0250-APP0262
7/13/2015	Defendant BAC Home Loans Servicing, LP's Motion to Extend the Time for Supplementing the Record and Continue Hearing on Plaintiff's Motion for Summary Judgment on Order Shortening Time	II	APP0466-APP0477
12/16/2015	Defendant BAC Home Loans Servicing, LP's Opposition to Plaintiff's Motion for Attorney's Fees and to Alter and Amend the Judgment	IV	APP0902-APP0915
4/27/2015	Defendant BAC Home Loans Servicing, LP's Opposition to Plaintiff's Motion for Summary Judgment and Countermotion for Summary Judgment Based on the Due Process Clause of the United States' Constitution	II	APP0305-APP0387
5/20/2015	Defendant BAC Home Loans Servicing, LP's Reply in Support of Its Countermotion for Summary Judgment	II	APP0416-APP0432
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10/14/2015	Defendant Mortgage Electronic Registration Systems, Inc.'s Order on Motion to Set Aside Default Judgment	III	APP0607-APP0608
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7/17/2018	Nevada Supreme Court Clerk's Certificate Judgment - Vacated and Remand	V	APP1145-APP1149
3/4/2016	Notice - Stipulation Approved	IV	APP0946
1/22/2015	Notice of Appearance	I	APP0045-APP0047
8/7/2015	Notice of Appearance	III	APP0524-APP0526
5/18/2018	Notice of Appearance	V	APP1141-APP1142
2/14/2019	Notice of Appearance	V	APP1238-APP1240
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1/22/2019	Notice of Entry of Order	V	APP1218-APP1223
8/30/2019	Notice of Entry of Order	XII	APP2933-APP2940
1/21/2015	Notice of Entry of Stipulation and Order	I	APP0039-APP0044
8/11/2015	Notice of Entry of Stipulation and Order	III	APP0533-APP0539
11/6/2015	Notice of Entry of Stipulation and Order	III	APP0633-APP0637
4/17/2019	Notice of Entry of Stipulation and Order	XI	APP2641-APP2646
4/26/2019	Notice of Entry of Stipulation and Order to Continue Hearing on Motion for Summary Judgment	XI	APP2653-APP2658
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3/12/2019	Notice of Hearing	VI	APP1443
3/18/2019	Notice of Hearing	VII	APP1747
4/19/2019	Notice of Hearing	XI	APP2647-APP2648
4/19/2019	Notice of Hearing	XI	APP2649-APP2650
7/9/2019	Notice of Hearing	XII	APP2907
4/16/2015	Notice of Lis Pendens	II	APP0300
2/16/2015	Notice of Prove-Up	I	APP0127-APP0129
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10/29/2015	Notice of Voluntary Dismissal Without Prejudice of Defendant Mortgage Electronic Registration Systems, Inc.	III	APP0615-APP0616
7/18/2019	NV Real Property LLC's Case Appeal Statement	XII	APP2916-APP2920
3/15/2019	NV Real Property LLC's Motion for Summary Judgment (Part 1)	VI	APP1444-APP1497
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7/12/2019	Opposition to Motion to Retax	XII	APP2908-APP2912
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6/9/2016	Order Granting Extension per Telephonic Request	V	APP1102
8/29/2019	Order Granting in Part and Denying in Part Plaintiff/Counter-Defendant NV Real Property LLC's Motion to Retax	XII	APP2928-APP2932
1/22/2019	Order Granting Plaintiff's Motion to Amend Complaint and Add Parties	V	APP1215-APP1217
4/27/2016	Order Granting Telephonic Extension	V	APP1032
8/28/2015	Order Setting Civil Bench Trial	III	APP0540-APP0541
9/14/2018	Order Setting Civil Bench Trial	V	APP1155-APP1156
8/16/2016	Order Submitting Appeal for Decision Without Oral Argument	V	APP1131
6/15/2018	Order Vacating Judgment and Remanding	V	APP1143-APP1144
4/2/2015	Plaintiff NV Real Property LLC's Motion for Summary Judgment	II	APP0265-APP0299
7/17/2015	Plaintiff NV Real Property LLC's Opposition to BAC Home Loan's Motion to Extend the Time for Supplementing the Record	II	APP0478-APP0483
12/31/2018	Plaintiff NV Real Property LLC's Reply in Support of Motion to Amend Complaint to Add Parties	V	APP1209-APP1213
9/10/2015	Plaintiff NV Real Property LLC's Supplemental Reply in Further Support of Its Motion for Summary Judgment	III	APP0572-APP0586
5/11/2015	Plaintiff NV Real Property, LLC's Reply in Support of Its Motion for	II	APP0394-APP0404

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3/4/2015	Plaintiff/Counterdefendant NV Real Property LLC's Answer to Defendant BAC Home Loans' Counterclaims	I	APP0143-APP0150
7/30/2019	Plaintiff/Counter-Defendant NV Real Property LLC's Reply in Support of Plaintiff's Motion to Retax	XII	APP2921-APP2926
11/13/2015	Plaintiff's Memorandum of Costs and Distributions	III	APP0638-APP709
11/30/2015	Plaintiff's Motion for Attorney's Fees and to Alter and Amend the Judgment	III	APP0717-APP0732
6/27/2019	Plaintiff's Motion to Retax	XII	APP2897-APP2903
3/21/2019	Plaintiff's Opposition to Carrington Mortgage Services LLC's Motion for Summary Judgment (Part 1)	VIII	APP1748-APP1997
3/21/2019	Plaintiff's Opposition to Carrington Mortgage Services LLC's Motion for Summary Judgment (Part 2)	IX	APP1998-APP2173
12/28/2015	Plaintiff's Reply in Support of Its Motion for Attorney's Fees and to Alter and Amend the Judgment	IV	APP0916-APP0932
5/28/2019	Plaintiff's Reply in Support of Its Motion for Summary Judgment (Part 1)	XI	APP2659-APP2747
5/28/2019	Plaintiff's Reply in Support of Its Motion for Summary Judgment (Part 2)	XII	APP2748-APP2753
2/27/2015	Plaintiff's Request and Order for Extension of Time to Serve Summons and Complaint and Order for Service by Publication (Mary J. Asbury)	I	APP0136-APP0141
2/27/2015	Plaintiff's Request and Order for Extension of Time to Serve Summons and Complaint and Order for Service by Publication (Stanley Dewane Asbury)	I	APP0130-APP0135

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7/12/2018	Remittitur	V	APP1152-APP1153
7/2/2019	Request for Hearing on NV Real Property LLC's Motion to Retax	XII	APP2904-APP2906
2/5/2015	Request for Prove Up Hearing by Default	I	APP0121-APP0122
5/28/2015	Request for Prove Up Hearing by Default	II	APP0438-APP0439
11/23/2015	Request for Transcript of Proceedings	III	APP0711-APP0713
11/24/2015	Request for Transcript of Proceedings	III	APP0714-APP0716
5/16/2016	Respondent's Answering Brief	V	APP1033-APP1101
8/10/2015	Scheduling Order	III	APP0527-APP0529
6/5/2015	Stipulation and Order to Continue Hearing on Motion for Summary Judgment	II	APP0442-APP0444
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4/24/2019	Stipulation and Order to Continue Hearing on Motion for Summary Judgment	XI	APP2651-APP2652
4/4/2016	Stipulation and Order to Correct Record	V	APP1015-APP1021
8/11/2015	Stipulation and Order to Extend the Time to File Supplement to the Record and Corresponding Response (Second Request)	III	APP0530-APP0532
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1/21/2015	Stipulation and Order to Set Aside Default	I	APP0036-APP0038

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11/3/2015	Stipulation and Order to Set Aside Default Judgment and for Dismissal of Party	III	APP0619-APP0621
3/6/2019	Stipulation and Order to Substitute Carrington Mortgage Services, LLC in Place and Stead of BAC Home Loans Servicing, LP	VI	APP1248-APP1250
3/4/2016	Stipulation for Time Extension	IV	APP0944-APP0945
5/1/2015	Three Day Notice of Intent to Take Default (May J. Asbury)	II	APP0390-APP0391
5/1/2015	Three Day Notice of Intent to Take Default (Stanley Dewane Asbury)	II	APP0392-APP0393
12/1/2015	Transcript of Proceedings All Pending Motions September 23, 2015	IV	APP0777-APP0785
12/1/2015	Transcript of Proceedings Plaintiff NV Real Property LLC's Motion for Summary Judgment; Defendant BAC Home Loans Servicing, LP's Opposition for Summary Judgment Based on the Due Process Clause of the United States Constitution May 13, 2015	III	APP0733-APP0736
12/1/2015	Transcript of Proceedings Plaintiff NV Real Property LLC's Motion for Summary Judgment; Defendant BAC Home Loans Servicing, LP's Opposition to Plaintiff's Motion for Summary Judgment and Countermotion for Summary Judgment Based on Due Process Clause of the United States Constitution Request for Prove Up Hearing by Default June 10, 2015 (Part 1)	III	APP0737-APP0749
12/1/2015	Transcript of Proceedings Plaintiff NV Real Property LLC's Motion for Summary Judgment; Defendant BAC	IV	APP750-APP0776

DATE	DOCUMENT	VOLUME	PAGE NOS.
	Home Loans Servicing, LP's Opposition to Plaintiff's Motion for Summary Judgment and Countermotion for Summary Judgment Based on Due Process Clause of the United States Constitution Request for Prove Up Hearing by Default June 10, 2015 (Part 2)		

VOLUME X

DATE	DOCUMENT	VOLUME	PAGE NOS.
3/22/2019	Errata to Plaintiff's Opposition to Carrington Mortgage Services, LLC's Motion for Summary Judgment (Part 2)	X	APP2248- APP2497

DATED this 3rd day of February, 2020.

The Law Office of Mike Beede, PLLC

/s/Michael Beede
Michael Beede, Esq.
Nevada Bar No. 13068
2470 St. Rose Pkwy, Suite 307
Henderson, NV 89074
Attorney for Appellant, NV Real
Property, LLC

CERTIFICATE OF SERVICE

I, the undersigned, declare under penalty of perjury, that I am over the age of eighteen (18) years, and I am not a party to, nor interested in, this action. On February 3, 2020 I caused to be served a true and correct copy of the foregoing **APPELLANT'S APPENDIX VOLUME X**, by the method indicated:

☒ BY ELECTRONIC SUBMISSION: submitted to the above-entitled Court for electronic filing and service upon the Court's Service List for the above-referenced case.

☐ BY U.S. MAIL: by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, in the United States mail at Las Vegas, Nevada addressed as set forth below.

/s/Michael Madden
An Employee of The Law Office of Mike Beede, PLLC

EXHIBIT 6

EXHIBIT 6

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

2

Inst #: 201112060000945

Fees: \$18.00

N/C Fee: \$0.00

12/06/2011 09:04:42 AM

Receipt #: 998544

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: DHG Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

**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!**

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. You have the legal right to bring your account current by paying all of the past due assessments plus permitted costs and expenses, including interest and late fees, within the time permitted by law for the reinstatement of your account. No sale date may be set until ninety (90) days from the recorded and mailing date of this Notice of Default and Election to Sell.

NOTICE IS HEREBY GIVEN that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION is the lien holder under the Notice of Delinquent Assessment Lien recorded on June 29, 2011 as Instrument/Book Number: 201106290001020 in the Official Records in the office of the County Recorder, Clark County, Nevada to secure certain obligations under the Declaration of Covenants, Conditions, and Restrictions. Assessment Management Services has been appointed and designated as the authorized agent of the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to conduct the foreclosure of this property as described below:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury

The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.

Dated: December 05, 2011

BY: _____

Michelle Petersen

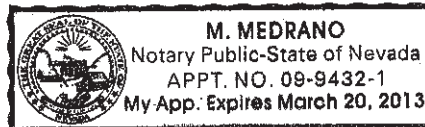
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

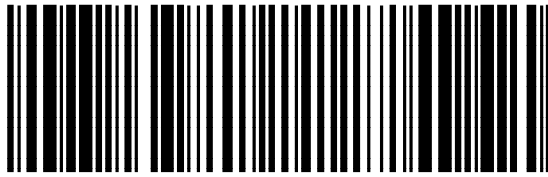
STATE OF NEVADA COUNTY OF CLARK)

On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: Marina Medrano
Marina Medrano, Notary Public





9171 9003 2900 1500 0580 91

AMS 800

Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@ams-lv.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

December 13, 2011

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
 Homeowner: Stanley Dewane Asbury
 Account Number: AMS1081-75105
 Balance Owing: \$1,781.57*
 Property: 907 Cornerstone Place N. Las Vegas NV 89031
 APN: 124-28-616-041

Dear Stanley Dewane Asbury

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION Association, has a Notice of Default and Election to Sell dated December 06, 2011, and recorded as Instrument and Book Number: 201112060000945, of Official Records, in Clark County, Nevada.

WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE! YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held if this obligation is not completely satisfied and paid within ninety (90) days from the date of recording of this Notice.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

If you do not have it in full, you can still stop this action by curing the default by an approved payment plan. Please contact our office at 702-856-3808 to resolve.

Very truly yours,

Assessment Management Services

Enclosures: Account ledger
 Notice of Default and Election to Sell (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

Please note: AMS does not accept cash, personal checks or credit cards, only certified funds.

Account Ledger
ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

Account Number: AMS1081-75105
 Homeowner: Stanley Dewane Asbury
 Property: 907 Cornerstone Place N. Las Vegas NV 89031

Date	Charge	Description	Amount
12/13/2011	AMS Cert & First Class Mailing Fee	\$2 per mailing piece	\$4.00
12/13/2011	AMS Cert & First Class Mailing Cost	USPS postage cost per mailing piece	\$6.03
12/13/2011	AMS Cert & First Class Mailing Fee	\$2 per mailing piece to 8 vested interest party per TSG	\$32.00
12/13/2011	AMS Cert & First Class Mailing Cost	USPS postage cost per mail pc, 8 addrs	\$48.24
12/02/2011	AMS NOD Fee	Enforcement of the Delinq Assmt Lien	\$395.00
12/02/2011	Recording Cost	County recordings: \$17 for first page & \$1 each additional page	\$35.00
12/02/2011	Notice of Default Rescission Fee	Rescission of NOD upon payment in full	\$30.00
12/02/2011	TSG Policy Cost	For payment to First American Title	\$290.00
10/31/2011	HOA Late Fees	Late Fee: 10/31/2011	\$12.00
10/31/2011	HOA Late Interest	Late Interest: 10/31/2011	\$0.53
09/30/2011	HOA Late Fees	Late Fee: 09/30/2011	\$12.00
09/30/2011	HOA Late Interest	Late Interest: 09/30/2011	\$0.53
08/31/2011	HOA Late Fees	Late Fee: 08/31/2011	\$12.00
08/31/2011	HOA Late Interest	Late Interest: 08/31/2011	\$0.53
08/16/2011	AMS Payment Plan Fee	One-time setup fee	\$30.00
08/11/2011	AMS Intent to Notice of Default Fee	unpaid lien	\$90.00
08/11/2011	AMS Cert & First Class Mailing Fee	\$2- per mailing piece	\$4.00
08/11/2011	AMS Cert & First Class Mailing Cost	USPS postage cost- per mailing piece	\$6.03
07/31/2011	HOA Late Interest	Late Interest: 07/31/2011	\$0.53
07/31/2011	HOA Late Fees	Late Fee: 07/31/2011	\$12.00
06/30/2011	HOA Late Interest	Late Interest: 06/30/2011	\$0.53
06/30/2011	HOA Late Fees	Late Fee: 06/30/2011	\$12.00
06/23/2011	AMS Lien Fee	delinquent assessments	\$325.00
06/23/2011	Recording Cost	County Recordings: \$14 for first page & \$1 for each additional page	\$28.00
06/23/2011	Release of Assessment Lien fee	Release of lien upon payment in full	\$30.00
06/23/2011	AMS Cert & First Class Mailing Fee	\$2- per mailing piece	\$4.00
06/23/2011	AMS Cert & First Class Mailing Cost	USPS postage cost- per mailing piece	\$6.03
05/31/2011	HOA Late Interest	Late Interest: 05/31/2011	\$0.53
05/31/2011	HOA Late Fees	Late Fee: 05/31/2011	\$12.00
04/30/2011	HOA Late Interest	Late Interest: 04/30/2011	\$0.53
04/30/2011	HOA Late Fees	Late Fee: 04/30/2011	\$12.00
03/31/2011	HOA Late Fees	Late Fee: 03/31/2011	\$10.00
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03/25/2011	Management & File Prep Fee	prep file & follow up on collections	\$75.00
02/28/2011	HOA Late Fees	Late Fee: 02/28/2011	\$10.00
01/31/2011	HOA Late Fees	Late Fee: 01/31/2011	\$10.00
01/01/2011	Assessment-Annual	Recurring Charges: 01/01/2011	\$120.00
Total			\$1,781.57

* Please be advised the total amount owing can change due to new late fees, interest, and assessments pursuant to ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION CC&Rs.

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

(2)

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

**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!**

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. You have the legal right to bring your account current by paying all of the past due assessments plus permitted costs and expenses, including interest and late fees, within the time permitted by law for the reinstatement of your account. No sale date may be set until ninety (90) days from the recorded and mailing date of this Notice of Default and Election to Sell.

NOTICE IS HEREBY GIVEN that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION is the lien holder under the Notice of Delinquent Assessment Lien recorded on June 29, 2011 as Instrument/Book Number: 201106290001020 in the Official Records in the office of the County Recorder, Clark County, Nevada to secure certain obligations under the Declaration of Covenants, Conditions, and Restrictions. Assessment Management Services has been appointed and designated as the authorized agent of the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to conduct the foreclosure of this property as described below:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury


The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.

Dated: December 05, 2011

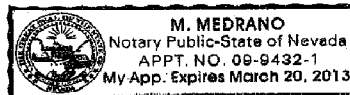
BY: 
Michelle Petersen
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@ams-lv.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

December 13, 2011

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
 Homeowner: Stanley Dewane Asbury
 Account Number: AMS1081-75105
 Balance Owing: \$1,781.57*
 Property: 907 Cornerstone Place N. Las Vegas NV 89031
 APN: 124-28-616-041

Dear Stanley Dewane Asbury

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION Association, has a Notice of Default and Election to Sell dated December 06, 2011, and recorded as Instrument and Book Number: 201112060000945, of Official Records, in Clark County, Nevada.

WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE! YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held if this obligation is not completely satisfied and paid within ninety (90) days from the date of recording of this Notice.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

If you do not have it in full, you can still stop this action by curing the default by an approved payment plan. Please contact our office at 702-856-3808 to resolve.

Very truly yours,

Assessment Management Services

Enclosures: Account ledger
 Notice of Default and Election to Sell (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

Please note: AMS does not accept cash, personal checks or credit cards, only certified funds.

Account Ledger
ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

Account Number: AMS1081-75105
Homeowner: Stanley Dewane Asbury
Property: 907 Cornerstone Place N. Las Vegas NV 89031

Date	Charge	Description	Amount
12/13/2011	AMS Cert & First Class Mailing Fee	\$2 per mailing piece	\$4.00
12/13/2011	AMS Cert & First Class Mailing Cost	USPS postage cost per mailing piece	\$6.03
12/13/2011	AMS Cert & First Class Mailing Fee	\$2 per mailing piece to 8 vested interest party per TSG	\$32.00
12/13/2011	AMS Cert & First Class Mailing Cost	USPS postage cost per mail pc, 8 addrs	\$48.24
12/02/2011	AMS NOD Fee	Enforcement of the Delinq Assmt Lien	\$395.00
12/02/2011	Recording Cost	County recordings: \$17 for first page & \$1 each additional page	\$35.00
12/02/2011	Notice of Default Rescission Fee	Rescission of NOD upon payment in full	\$30.00
12/02/2011	TSG Policy Cost	For payment to First American Title	\$290.00
10/31/2011	HOA Late Fees	Late Fee: 10/31/2011	\$12.00
10/31/2011	HOA Late Interest	Late Interest: 10/31/2011	\$0.53
09/30/2011	HOA Late Fees	Late Fee: 09/30/2011	\$12.00
09/30/2011	HOA Late Interest	Late Interest: 09/30/2011	\$0.53
08/31/2011	HOA Late Fees	Late Fee: 08/31/2011	\$12.00
08/31/2011	HOA Late Interest	Late Interest: 08/31/2011	\$0.53
08/16/2011	AMS Payment Plan Fee	One-time setup fee	\$30.00
08/11/2011	AMS Intent to Notice of Default Fee	unpaid lien	\$90.00
08/11/2011	AMS Cert & First Class Mailing Fee	\$2- per mailing piece	\$4.00
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07/31/2011	HOA Late Interest	Late Interest: 07/31/2011	\$0.53
07/31/2011	HOA Late Fees	Late Fee: 07/31/2011	\$12.00
06/30/2011	HOA Late Interest	Late Interest: 06/30/2011	\$0.53
06/30/2011	HOA Late Fees	Late Fee: 06/30/2011	\$12.00
06/23/2011	AMS Lien Fee	delinquent assessments	\$325.00
06/23/2011	Recording Cost	County Recordings: \$14 for first page & \$1 for each additional page	\$28.00
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04/30/2011	HOA Late Interest	Late Interest: 04/30/2011	\$0.53
04/30/2011	HOA Late Fees	Late Fee: 04/30/2011	\$12.00
03/31/2011	HOA Late Fees	Late Fee: 03/31/2011	\$10.00
03/31/2011	HOA Late Interest	Late Interest: 03/31/2011	\$0.53
03/25/2011	AMS Intent to Lien Fee	Delinquent Assessments	\$95.00
03/25/2011	AMS Cert mailing fee	for intent to lien letter	\$10.00
03/25/2011	Management & File Prep Fee	prep file & follow up on collections	\$75.00
02/28/2011	HOA Late Fees	Late Fee: 02/28/2011	\$10.00
01/31/2011	HOA Late Fees	Late Fee: 01/31/2011	\$10.00
01/01/2011	Assessment-Annual	Recurring Charges: 01/01/2011	\$120.00
Total			\$1,781.57

* Please be advised the total amount owing can change due to new late fees, interest, and assessments pursuant to ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION CC&Rs.

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

(2)

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

**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!**

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. You have the legal right to bring your account current by paying all of the past due assessments plus permitted costs and expenses, including interest and late fees, within the time permitted by law for the reinstatement of your account. No sale date may be set until ninety (90) days from the recorded and mailing date of this Notice of Default and Election to Sell.

NOTICE IS HEREBY GIVEN that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION is the lien holder under the Notice of Delinquent Assessment Lien recorded on June 29, 2011 as Instrument/Book Number: 201106290001020 in the Official Records in the office of the County Recorder, Clark County, Nevada to secure certain obligations under the Declaration of Covenants, Conditions, and Restrictions. Assessment Management Services has been appointed and designated as the authorized agent of the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to conduct the foreclosure of this property as described below:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury


The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.

Dated: December 05, 2011

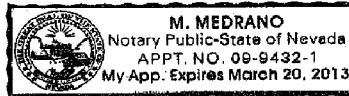
BY: 
Michelle Petersen
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

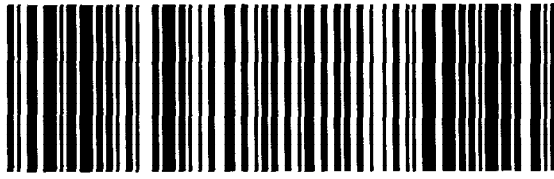
On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~



9171 9003 2900 1500 0580 91

AMS 800

Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

Assessment Management Services

6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699

E-mail: customerservice@ams-lv.com

CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800

Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

December 13, 2011

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$1,781.57*
Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

Dear Stanley Dewane Asbury

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION Association, has a Notice of Default and Election to Sell dated December 06, 2011, and recorded as Instrument and Book Number: 201112060000945, of Official Records, in Clark County, Nevada.

WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE! YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held if this obligation is not completely satisfied and paid within ninety (90) days from the date of recording of this Notice.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

If you do not have it in full, you can still stop this action by curing the default by an approved payment plan. Please contact our office at 702-856-3808 to resolve.

Very truly yours,

Assessment Management Services

Enclosures: Account ledger
Notice of Default and Election to Sell (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

Please note: AMS does not accept cash, personal checks or credit cards, only certified funds.

Account Ledger
ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

Account Number: AMS1081-75105
 Homeowner: Stanley Dewane Asbury
 Property: 907 Cornerstone Place N. Las Vegas NV 89031

Date	Charge	Description	Amount
12/13/2011	AMS Cert & First Class Mailing Fee	\$2 per mailing piece	\$4.00
12/13/2011	AMS Cert & First Class Mailing Cost	USPS postage cost per mailing piece	\$6.03
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03/25/2011	Management & File Prep Fee	prep file & follow up on collections	\$75.00
02/28/2011	HOA Late Fees	Late Fee: 02/28/2011	\$10.00
01/31/2011	HOA Late Fees	Late Fee: 01/31/2011	\$10.00
01/01/2011	Assessment-Annual	Recurring Charges: 01/01/2011	\$120.00
Total			\$1,781.57

* Please be advised the total amount owing can change due to new late fees, interest, and assessments pursuant to ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION CC&Rs.

2

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

**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!**

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NOTICE IS HEREBY GIVEN that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION is the lien holder under the Notice of Delinquent Assessment Lien recorded on June 29, 2011 as Instrument/Book Number: 201106290001020 in the Official Records in the office of the County Recorder, Clark County, Nevada to secure certain obligations under the Declaration of Covenants, Conditions, and Restrictions. Assessment Management Services has been appointed and designated as the authorized agent of the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to conduct the foreclosure of this property as described below:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury


The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.


Dated: December 05, 2011

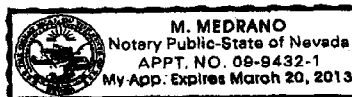
BY: 
Michelle Petersen
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~

P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAIL™

RECEIVED BY ADDRESSEE

LN 15

RECEIVED
FEB 15 2012
4:44 PM

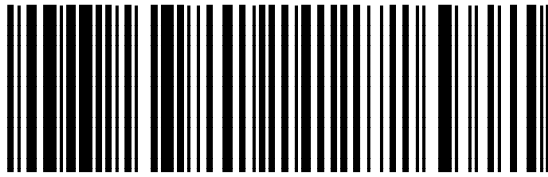
NIXIE 891 DE 1 00 02/10/12

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

EC: 89180066060 *0294-07355-10-38

47 JFDPM 1.1 891800660
891800660

|||||



9171 9003 2900 1500 0576 98

AMS 800

Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@ams-lv.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

December 14, 2011

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$1,771.54*
Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

Dear Stanley Dewane Asbury:

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION Association, has a Notice of Default and Election to Sell dated December 06, 2011, and recorded as Instrument and Book Number: 201112060000945, of Official Records, in Clark County, Nevada.

Pursuant to Chapter 116 of the Nevada Revised Statutes, a sale on the real property described herein will be held if this obligation is not completely satisfied and paid within ninety (90) days from the date of recording of this Notice.

Please make Money Order or Cashier's Check payable to Assessment Management Services and mail to:
Assessment Management Services
PO Box 80660
Las Vegas NV 89180

If you have questions, please contact our office at 702-856-3808.

Very truly yours,
Assessment Management Services

Enclosure: Notice of Default and Election to Sell (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

Please note: AMS does not accept cash, personal checks or credit cards, only certified funds.

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

**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!**

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. You have the legal right to bring your account current by paying all of the past due assessments plus permitted costs and expenses, including interest and late fees, within the time permitted by law for the reinstatement of your account. No sale date may be set until ninety (90) days from the recorded and mailing date of this Notice of Default and Election to Sell.

NOTICE IS HEREBY GIVEN that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION is the lien holder under the Notice of Delinquent Assessment Lien recorded on June 29, 2011 as Instrument/Book Number: 201106290001020 in the Official Records in the office of the County Recorder, Clark County, Nevada to secure certain obligations under the Declaration of Covenants, Conditions, and Restrictions. Assessment Management Services has been appointed and designated as the authorized agent of the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to conduct the foreclosure of this property as described below:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury

The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.


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Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.

Dated: December 05, 2011

BY:



Michelle Petersen

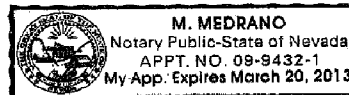
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@ams-lv.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

December 14, 2011

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$1,771.54*
Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

Dear Stanley Dewane Asbury:

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION Association, has a Notice of Default and Election to Sell dated December 06, 2011, and recorded as Instrument and Book Number: 201112060000945, of Official Records, in Clark County, Nevada.

Pursuant to Chapter 116 of the Nevada Revised Statutes, a sale on the real property described herein will be held if this obligation is not completely satisfied and paid within ninety (90) days from the date of recording of this Notice.

Please make Money Order or Cashier's Check payable to Assessment Management Services and mail to:
Assessment Management Services
PO Box 80660
Las Vegas NV 89180

If you have questions, please contact our office at 702-856-3808.

Very truly yours,
Assessment Management Services

Enclosure: Notice of Default and Election to Sell (copy)

Notice to Consumer

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Please note: AMS does not accept cash, personal checks or credit cards, only certified funds.

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

**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
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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury

The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.


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PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.

Dated: December 05, 2011

BY:



Michelle Petersen

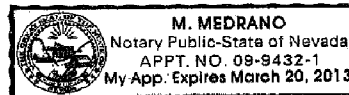
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

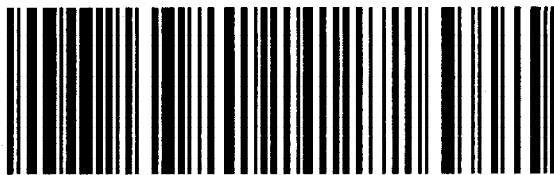
On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~



9171 9003 2900 1500 0576 98

AMS 800

Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@ams-lv.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

December 14, 2011

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$1,771.54*
Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

Dear Stanley Dewane Asbury:

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION Association, has a Notice of Default and Election to Sell dated December 06, 2011, and recorded as Instrument and Book Number: 201112060000945, of Official Records, in Clark County, Nevada.

Pursuant to Chapter 116 of the Nevada Revised Statutes, a sale on the real property described herein will be held if this obligation is not completely satisfied and paid within ninety (90) days from the date of recording of this Notice.

Please make Money Order or Cashier's Check payable to Assessment Management Services and mail to:
Assessment Management Services
PO Box 80660
Las Vegas NV 89180

If you have questions, please contact our office at 702-856-3808.

Very truly yours,
Assessment Management Services

Enclosure: Notice of Default and Election to Sell (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

Please note: AMS does not accept cash, personal checks or credit cards, only certified funds.

2

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

**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
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Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury

The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.


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Dated: December 05, 2011

BY:


Michelle Petersen

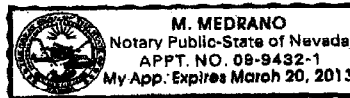
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~

P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAIL™

LECTRONIC RETURN RECEIPT SERVICE

LN 12.15

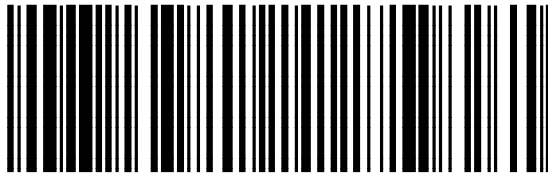
RECEIVED
FEB 15 2012
AMAS

NIXIE 091 DE 1 00 02/10/12
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 09100066060 *0294-07353-10-38

47 JNDPNI 09100066060

|||||



9171 9003 2900 1500 0577 66

AMS 800

AMS 800
Mary Johanna Asbury
907 Cornerstone Pl
No Las Vegas, NV 89031-1829

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@ams-lv.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mary Johanna Asbury
907 Cornerstone Pl
No Las Vegas, NV 89031-1829

December 14, 2011

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$1,771.54*
Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

Dear Mary Johanna Asbury:

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION Association, has a Notice of Default and Election to Sell dated December 06, 2011, and recorded as Instrument and Book Number: 201112060000945, of Official Records, in Clark County, Nevada.

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Assessment Management Services
PO Box 80660
Las Vegas NV 89180

If you have questions, please contact our office at 702-856-3808.

Very truly yours,
Assessment Management Services

Enclosure: Notice of Default and Election to Sell (copy)

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(2)

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

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NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

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PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.


Dated: December 05, 2011

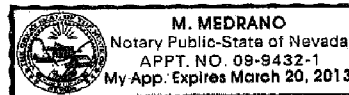
BY: 
Michelle Petersen
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@ams-lv.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mary Johanna Asbury
907 Cornerstone Pl
No Las Vegas, NV 89031-1829

December 14, 2011

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$1,771.54*
Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

Dear Mary Johanna Asbury:

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION Association, has a Notice of Default and Election to Sell dated December 06, 2011, and recorded as Instrument and Book Number: 201112060000945, of Official Records, in Clark County, Nevada.

Pursuant to Chapter 116 of the Nevada Revised Statutes, a sale on the real property described herein will be held if this obligation is not completely satisfied and paid within ninety (90) days from the date of recording of this Notice.

Please make Money Order or Cashier's Check payable to Assessment Management Services and mail to:
Assessment Management Services
PO Box 80660
Las Vegas NV 89180

If you have questions, please contact our office at 702-856-3808.

Very truly yours,
Assessment Management Services

Enclosure: Notice of Default and Election to Sell (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

Please note: AMS does not accept cash, personal checks or credit cards, only certified funds.

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

**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!**

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. You have the legal right to bring your account current by paying all of the past due assessments plus permitted costs and expenses, including interest and late fees, within the time permitted by law for the reinstatement of your account. No sale date may be set until ninety (90) days from the recorded and mailing date of this Notice of Default and Election to Sell.

NOTICE IS HEREBY GIVEN that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION is the lien holder under the Notice of Delinquent Assessment Lien recorded on June 29, 2011 as Instrument/Book Number: 201106290001020 in the Official Records in the office of the County Recorder, Clark County, Nevada to secure certain obligations under the Declaration of Covenants, Conditions, and Restrictions. Assessment Management Services has been appointed and designated as the authorized agent of the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to conduct the foreclosure of this property as described below:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury

The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.


NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

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Dated: December 05, 2011

BY:



Michelle Petersen

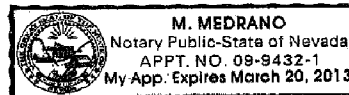
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

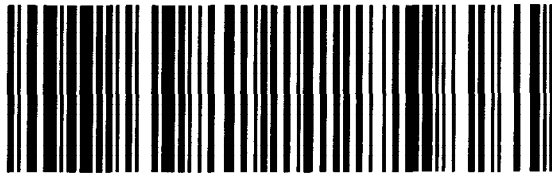
On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~



9171 9003 2900 1500 0577 66

AMS 800

AMS 800

Mary Johanna Asbury

907 Cornerstone Pl

No Las Vegas, NV 89031-1829

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
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Las Vegas NV 89180

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Assessment Management Services

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(2)

APN#: 124-28-616-041

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ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

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Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury

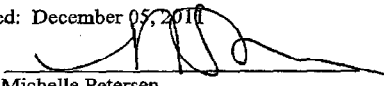
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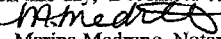
PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.

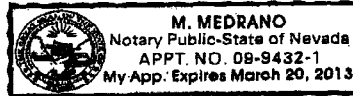
Dated: December 05, 2011

BY: 
Michelle Petersen
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)
On December 05, 2011, before me, Marina Medrano,
personally appeared ****Michelle Petersen****, who
is personally known to me, or who has provided
satisfactory evidence of identification, to be the person
subscribed to the within instrument and acknowledged
the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~

CERTIFIED MAIL™

1. The first of these is the fact that the system is not a simple one, but a complex one, involving many different factors and many different people. The second is that the system is not a static one, but a dynamic one, which is constantly changing and evolving. The third is that the system is not a closed one, but an open one, which is constantly interacting with the outside world. The fourth is that the system is not a linear one, but a non-linear one, which is characterized by feedback loops and other non-linear relationships. The fifth is that the system is not a deterministic one, but a probabilistic one, which is characterized by uncertainty and risk. The sixth is that the system is not a single one, but a multiple one, which is characterized by many different perspectives and many different interests. The seventh is that the system is not a simple one, but a complex one, which is characterized by many different factors and many different people. The eighth is that the system is not a static one, but a dynamic one, which is constantly changing and evolving. The ninth is that the system is not a closed one, but an open one, which is constantly interacting with the outside world. The tenth is that the system is not a linear one, but a non-linear one, which is characterized by feedback loops and other non-linear relationships. The eleventh is that the system is not a deterministic one, but a probabilistic one, which is characterized by uncertainty and risk. The twelfth is that the system is not a single one, but a multiple one, which is characterized by many different perspectives and many different interests.

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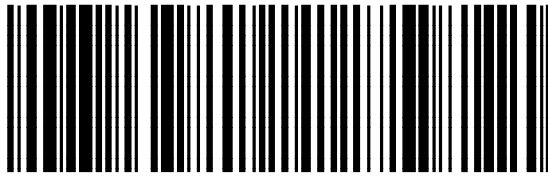
100% Satisfaction - We guarantee your satisfaction or your money back.

RETURN TO SENDER
UNCLASIFIED
UNABLE TO FORWARD

EC: B9130065060 * 0294-07354-10-38

[illegible]

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 207. *Chlorophyll gy*
 208. *Chlorophyll gz*
 209. *Chlorophyll ha*
 210. *Chlorophyll hb*



9171 9003 2900 1500 0577 04

AMS 800

AMS 800

Barbara Mitlyng

Robert E Hill, Esq

2810 S. Rainbow Blvd

Las Vegas, NV 89146

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
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Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
Las Vegas, NV 89146

December 14, 2011

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Account Number: AMS1081-75105
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Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

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APN#: 124-28-616-041

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(702) 856-3808
E-mail: customerservice@ams-lv.com

(2)

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

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AMOUNT IS IN DISPUTE!**

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. You have the legal right to bring your account current by paying all of the past due assessments plus permitted costs and expenses, including interest and late fees, within the time permitted by law for the reinstatement of your account. No sale date may be set until ninety (90) days from the recorded and mailing date of this Notice of Default and Election to Sell.

NOTICE IS HEREBY GIVEN that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION is the lien holder under the Notice of Delinquent Assessment Lien recorded on June 29, 2011 as Instrument/Book Number: 201106290001020 in the Official Records in the office of the County Recorder, Clark County, Nevada to secure certain obligations under the Declaration of Covenants, Conditions, and Restrictions. Assessment Management Services has been appointed and designated as the authorized agent of the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to conduct the foreclosure of this property as described below:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury


The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.

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Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.


Dated: December 05, 2011

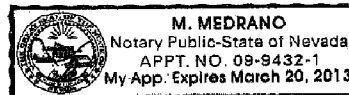
BY: 
Michelle Petersen
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@ams-lv.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
Las Vegas, NV 89146

December 14, 2011

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$1,771.54*
Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

Dear Barbara Mitlyng:

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION Association, has a Notice of Default and Election to Sell dated December 06, 2011, and recorded as Instrument and Book Number: 201112060000945, of Official Records, in Clark County, Nevada.

Pursuant to Chapter 116 of the Nevada Revised Statutes, a sale on the real property described herein will be held if this obligation is not completely satisfied and paid within ninety (90) days from the date of recording of this Notice.

Please make Money Order or Cashier's Check payable to Assessment Management Services and mail to:
Assessment Management Services
PO Box 80660
Las Vegas NV 89180

If you have questions, please contact our office at 702-856-3808.

Very truly yours,
Assessment Management Services

Enclosure: Notice of Default and Election to Sell (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

Please note: AMS does not accept cash, personal checks or credit cards, only certified funds.

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

**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
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Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury


The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.

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Dated: December 05, 2011

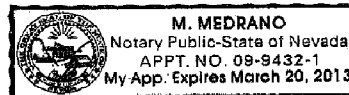
BY: 
Michelle Petersen
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

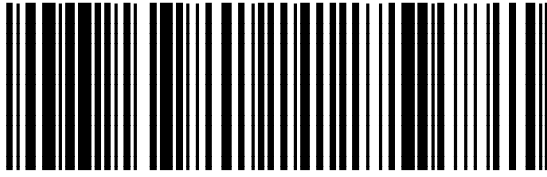
On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~



9171 9003 2900 1500 0577 11

AMS 800

AMS 800
Mort Elec Reg Systems, Inc
PO Box 2026
Flint, MI 48501-2026

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@ams-lv.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mort Elec Reg Systems, Inc
PO Box 2026
Flint, MI 48501-2026

December 14, 2011

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Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$1,771.54*
Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

Dear Mort Elec Reg Systems, Inc:

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Assessment Management Services
PO Box 80660
Las Vegas NV 89180

If you have questions, please contact our office at 702-856-3808.

Very truly yours,
Assessment Management Services

Enclosure: Notice of Default and Election to Sell (copy)

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APN#: 124-28-616-041

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ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

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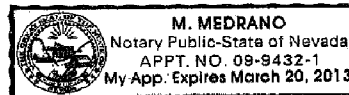
BY: 
Michelle Petersen
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@ams-lv.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mort Elec Reg Systems, Inc
PO Box 2026
Flint, MI 48501-2026

December 14, 2011

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$1,771.54*
Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

Dear Mort Elec Reg Systems, Inc:

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Assessment Management Services
PO Box 80660
Las Vegas NV 89180

If you have questions, please contact our office at 702-856-3808.

Very truly yours,
Assessment Management Services

Enclosure: Notice of Default and Election to Sell (copy)

Notice to Consumer

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APN#: 124-28-616-041

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ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

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Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

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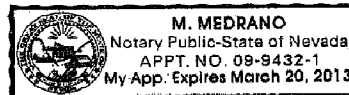
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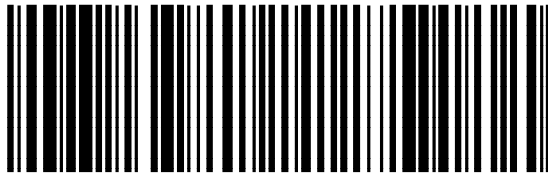
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By: 
Marina Medrano, Notary Public



~EOD~



9171 9003 2900 1500 0577 28

AMS 800

AMS 800

Mort Elec Reg Systems, Inc
TaylorBeanWhitakerMortCorp
1417 North Magnolia Ave
Ocala, FL 34475

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
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E-mail: customerservice@ams-lv.com

Inst #: 201112060000945
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ASSESSMENT MANAGEMENT
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PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.


Dated: December 05, 2011

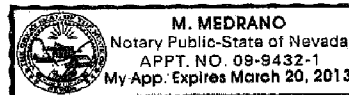
BY: 
Michelle Petersen
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@ams-lv.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mort Elec Reg Systems, Inc
TaylorBeanWhitakerMortCorp
1417 North Magnolia Ave
Ocala, FL 34475

December 14, 2011

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$1,771.54*
Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

Dear Mort Elec Reg Systems, Inc:

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION Association, has a Notice of Default and Election to Sell dated December 06, 2011, and recorded as Instrument and Book Number: 201112060000945, of Official Records, in Clark County, Nevada.

Pursuant to Chapter 116 of the Nevada Revised Statutes, a sale on the real property described herein will be held if this obligation is not completely satisfied and paid within ninety (90) days from the date of recording of this Notice.

Please make Money Order or Cashier's Check payable to Assessment Management Services and mail to:
Assessment Management Services
PO Box 80660
Las Vegas NV 89180

If you have questions, please contact our office at 702-856-3808.

Very truly yours,
Assessment Management Services

Enclosure: Notice of Default and Election to Sell (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

Please note: AMS does not accept cash, personal checks or credit cards, only certified funds.

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

(2)

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

**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
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YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. You have the legal right to bring your account current by paying all of the past due assessments plus permitted costs and expenses, including interest and late fees, within the time permitted by law for the reinstatement of your account. No sale date may be set until ninety (90) days from the recorded and mailing date of this Notice of Default and Election to Sell.

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury


The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.

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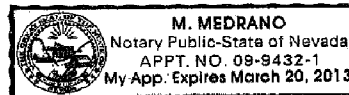
BY: 
Michelle Petersen
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STATE OF NEVADA COUNTY OF CLARK)

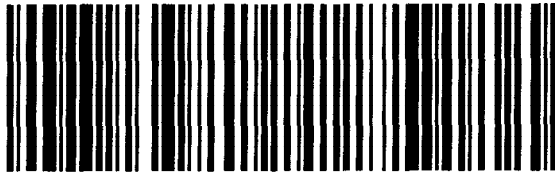
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Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~



9171 9003 2900 1500 0577 28

AMS 800

AMS 800

Mort Elec Reg Systems, Inc
TaylorBeanWhitakerMortCorp
1417 North Magnolia Ave
Ocala, FL 34475

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
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Balance Owing: \$1,771.54*
Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

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Las Vegas NV 89180

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Assessment Management Services

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APN#: 124-28-616-041

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(702) 856-3808
E-mail: customerservice@ams-lv.com

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ASSESSMENT MANAGEMENT
SERVI
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DEBBIE CONWAY
CLARK COUNTY RECORDER

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The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.

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Dated: December 05, 2011

BY: _____

Michelle Petersen

Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: _____

Marina Medrano, Notary Public



~EOD~

P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAIL™

LECTRONIC MAIL DELIVERY SERVICE

RECEIVED

DEC 27 2011

AMS

NIXIE 922 DE 1 00 12/18/11

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 89180065060 *1087-18103-18-27

2 JRDEN1189180065060

Assessment Management Services

6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699

E-mail: customerservice@ams-lv.com

CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800

Mort Elec Reg Systems, Inc
TaylorBeanWhitakerMortCorp
1417 North Magnolia Ave
Ocala, FL 34475

December 14, 2011

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Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$1,771.54*
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APN: 124-28-616-041

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Assessment Management Services

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2

APN#: 124-28-616-041

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ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

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ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

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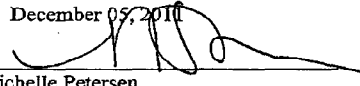
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Dated: December 05, 2011

BY:


Michelle Petersen

Assessment Management Services as agent for
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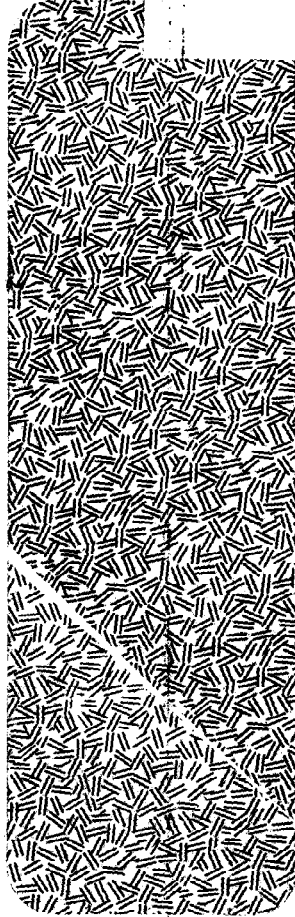


~EOD~

P.O. Box 80660
Las Vegas, Nevada 89180-0660

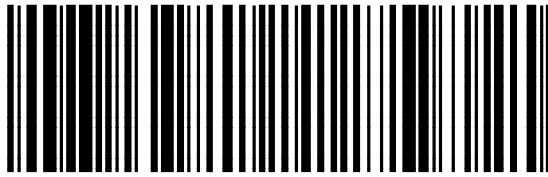
**IMPORTANT DOCUMENTS
ENCLOSED**

RECEIVED
DEC 22 2011
AMS



NIXIE 322 DE 1 00-12/18/11
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 89180066060 *1087-18165-18-27

2 JRD FNM 1 89180066060



9171 9003 2900 1500 0577 35

AMS 800

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Mort Elec Reg Systems, Inc
1901 E Voorhees St, Ste C
Danville, IL 61834

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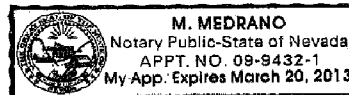
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HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@ams-lv.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mort Elec Reg Systems, Inc
1901 E Voorhees St, Ste C
Danville, IL 61834

December 14, 2011

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$1,771.54*
Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

Dear Mort Elec Reg Systems, Inc:

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION Association, has a Notice of Default and Election to Sell dated December 06, 2011, and recorded as Instrument and Book Number: 201112060000945, of Official Records, in Clark County, Nevada.

Pursuant to Chapter 116 of the Nevada Revised Statutes, a sale on the real property described herein will be held if this obligation is not completely satisfied and paid within ninety (90) days from the date of recording of this Notice.

Please make Money Order or Cashier's Check payable to Assessment Management Services and mail to:
Assessment Management Services
PO Box 80660
Las Vegas NV 89180

If you have questions, please contact our office at 702-856-3808.

Very truly yours,
Assessment Management Services

Enclosure: Notice of Default and Election to Sell (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

Please note: AMS does not accept cash, personal checks or credit cards, only certified funds.

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

(2)

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

**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!**

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. You have the legal right to bring your account current by paying all of the past due assessments plus permitted costs and expenses, including interest and late fees, within the time permitted by law for the reinstatement of your account. No sale date may be set until ninety (90) days from the recorded and mailing date of this Notice of Default and Election to Sell.

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury


The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.

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Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.


Dated: December 05, 2011

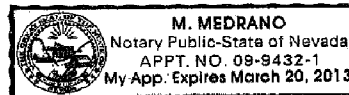
BY: 
Michelle Petersen
Assessment Management Services as agent for
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STATE OF NEVADA COUNTY OF CLARK)

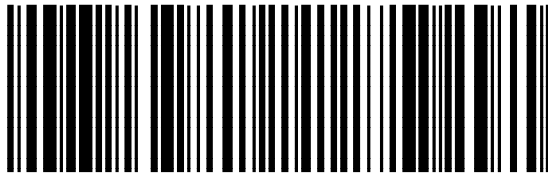
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By: 
Marina Medrano, Notary Public



~EOD~



9171 9003 2900 1500 0577 42

AMS 800

AMS 800

TaylorBeanWhitakerMortCorp
Countrywide Home Loans
7105 Corporate Dr MSPtx-C-35
Plano, TX 75024

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
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December 14, 2011

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Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$1,771.54*
Property: 907 Cornerstone Place N. Las Vegas NV 89031
APN: 124-28-616-041

Dear TaylorBeanWhitakerMortCorp:

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If you have questions, please contact our office at 702-856-3808.

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APN#: 124-28-616-041

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DEBBIE CONWAY
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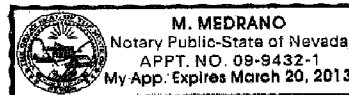
BY: 
Michelle Petersen
Assessment Management Services as agent for
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Marina Medrano, Notary Public



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December 14, 2011

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Dated: December 05, 2011

BY:



Michelle Petersen

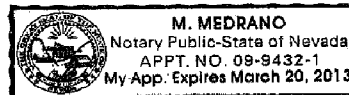
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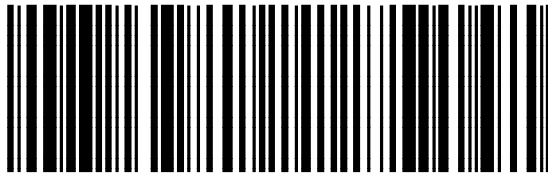
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Marina Medrano, Notary Public



~EOD~



9171 9003 2900 1500 0577 59

AMS 800

AMS 800

Bac Home Loans Servicing, Lp

Countrywide Home Loans

7105 Corporate Dr MSPtx-C-35

Plano, TX 75024

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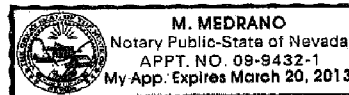
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Enclosure: Notice of Default and Election to Sell (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

Please note: AMS does not accept cash, personal checks or credit cards, only certified funds.

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

**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!**

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. You have the legal right to bring your account current by paying all of the past due assessments plus permitted costs and expenses, including interest and late fees, within the time permitted by law for the reinstatement of your account. No sale date may be set until ninety (90) days from the recorded and mailing date of this Notice of Default and Election to Sell.

NOTICE IS HEREBY GIVEN that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION is the lien holder under the Notice of Delinquent Assessment Lien recorded on June 29, 2011 as Instrument/Book Number: 201106290001020 in the Official Records in the office of the County Recorder, Clark County, Nevada to secure certain obligations under the Declaration of Covenants, Conditions, and Restrictions. Assessment Management Services has been appointed and designated as the authorized agent of the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to conduct the foreclosure of this property as described below:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury

The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.


NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.

Dated: December 05, 2011

BY:



Michelle Petersen

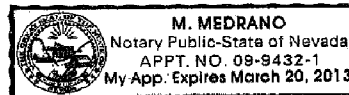
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public



~EOD~

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@ams-lv.com
SENT VIA U.S. MAIL

AMS 800
Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

April 09, 2012

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$1,939.60*
Property: 907 Cornerstone Place N. Las Vegas NV
89031

Dear Stanley Dewane Asbury:

This letter serves as a reminder notice that on June 29, 2011, a Notice of Delinquent Assessment Lien was recorded against your property on behalf of ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION.

Please be advised that a lien is public record and clouds the title. Should you attempt to refinance your mortgage, your lender may not approve a loan modification until the lien is paid. It also prevents you from selling your property without the lien being cleared from the title.

ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION is making demand for payment in the amount of \$1,939.60 which is due and payable in our office by May 06, 2012.

Please make Money Order or Cashier's Check payable to Assessment Management Services and mail to:
Assessment Management Services
PO Box 80660 Las Vegas NV 89180

If you have questions, please contact our office at 702-856-3808.

Very truly yours,

Assessment Management Services

Enclosure: Account ledger

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

Account ledger
ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

Account Number: AMS1081-75105
 Homeowner: Stanley Dewane Asbury
 Property: 907 Cornerstone Place N. Las Vegas NV 89031

Date	Charge	Description	Amount
04/06/2012	AMS First Class Mailing Fee	\$2 per mailing piece	\$2.00
04/06/2012	AMS First Class Mailing Cost	USPS postage cost per mailing piece	\$0.45
03/31/2012	HOA Late Fees	Late Fee: 03/31/2012	\$12.00
03/31/2012	HOA Late Interest	Late Interest: 03/31/2012	\$0.99
02/29/2012	HOA Late Interest	Late Interest: 02/29/2012	\$0.53
02/29/2012	HOA Late Fees	Late Fee: 02/29/2012	\$12.00
01/31/2012	HOA Late Interest	Late Interest: 01/31/2012	\$0.53
01/31/2012	HOA Late Fees	Late Fee: 01/31/2012	\$12.00
01/01/2012	Assessment-Annual	Recurring Charges: 01/01/2012	\$105.00
12/31/2011	HOA Late Interest	Late Interest: 12/31/2011	\$0.53
12/31/2011	HOA Late Fees	Late Fee: 12/31/2011	\$12.00
12/13/2011	AMS Cert & First Class Mailing Fee	\$2 per mailing piece	\$4.00
12/13/2011	AMS Cert & First Class Mailing Cost	USPS postage cost per mailing piece	\$6.03
12/13/2011	AMS Cert & First Class Mailing Fee	\$2 per mailing piece to 8 vested interest party per TSG	\$32.00
12/13/2011	AMS Cert & First Class Mailing Cost	USPS postage cost per mailing piece, 8 addresses	\$48.24
12/02/2011	AMS NOD Fee	Enforcement of the Delinquent Assessment Lien	\$395.00
12/02/2011	Recording Cost	County recordings: \$17 for first page & \$1 each additional page	\$35.00
12/02/2011	Notice of Default Rescission Fee	Rescission of NOD upon payment in full	\$30.00
12/02/2011	TSG Policy Cost	For payment to First American Title	\$290.00
10/31/2011	HOA Late Fees	Late Fee: 10/31/2011	\$12.00
10/31/2011	HOA Late Interest	Late Interest: 10/31/2011	\$0.53
09/30/2011	HOA Late Fees	Late Fee: 09/30/2011	\$12.00
09/30/2011	HOA Late Interest	Late Interest: 09/30/2011	\$0.53
08/31/2011	HOA Late Fees	Late Fee: 08/31/2011	\$12.00
08/31/2011	HOA Late Interest	Late Interest: 08/31/2011	\$0.53
08/16/2011	AMS Payment Plan Fee	One-time setup fee	\$30.00
08/11/2011	AMS Intent to Notice of Default Fee	unpaid lien	\$90.00
08/11/2011	AMS Cert & First Class Mailing Fee	\$2- per mailing piece	\$4.00
08/11/2011	AMS Cert & First Class Mailing Cost	USPS postage cost- per mailing piece	\$6.03
07/31/2011	HOA Late Interest	Late Interest: 07/31/2011	\$0.53

07/31/2011	HOA Late Fees	Late Fee: 07/31/2011	\$12.00
06/30/2011	HOA Late Interest	Late Interest: 06/30/2011	\$0.53
06/30/2011	HOA Late Fees	Late Fee: 06/30/2011	\$12.00
06/23/2011	AMS Lien Fee	delinquent assessments	\$325.00
06/23/2011	Recording Cost	County Recordings: \$14 for first page & \$1 for each additional page	\$28.00
06/23/2011	Release of Assessment Lien fee	Release of lien upon payment in full	\$30.00
06/23/2011	AMS Cert & First Class Mailing Fee	\$2- per mailing piece	\$4.00
06/23/2011	AMS Cert & First Class Mailing Cost	USPS postage cost- per mailing piece	\$6.03
05/31/2011	HOA Late Interest	Late Interest: 05/31/2011	\$0.53
05/31/2011	HOA Late Fees	Late Fee: 05/31/2011	\$12.00
04/30/2011	HOA Late Interest	Late Interest: 04/30/2011	\$0.53
04/30/2011	HOA Late Fees	Late Fee: 04/30/2011	\$12.00
03/31/2011	HOA Late Fees	Late Fee: 03/31/2011	\$10.00
03/31/2011	HOA Late Interest	Late Interest: 03/31/2011	\$0.53
03/25/2011	AMS Intent to Lien Fee	Delinquent Assessments	\$95.00
03/25/2011	AMS Cert mailing fee	for intent to lien letter	\$10.00
03/25/2011	Management & File Prep Fee	prep file & follow up on collections	\$75.00
02/28/2011	HOA Late Fees	Late Fee: 02/28/2011	\$10.00
01/31/2011	HOA Late Fees	Late Fee: 01/31/2011	\$10.00
01/01/2011	Assessment-Annual	Recurring Charges: 01/01/2011	\$120.00
Total			\$1,939.60

* Please be advised the total amount owing can change due to new late fees, interest, and assessments pursuant to ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION CC&Rs.

~EOD~

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
SENT VIA U.S. MAIL

AMS 800
Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

July 12, 2012

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$1,993.55*
Property: 907 Cornerstone Place N. Las Vegas NV 89031

Dear Stanley Dewane Asbury:

This letter serves as a reminder notice that on June 29, 2011, a Notice of Delinquent Assessment Lien was recorded against your property on behalf of ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION.

Please be advised that a lien is public record and clouds the title. Should you attempt to refinance your mortgage, your lender may not approve a loan modification until the lien is paid. It also prevents you from selling your property without the lien being cleared from the title.

ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION is making demand for payment in the amount of \$1,993.55 which is due and payable in our office by August 10, 2012.

Please make Money Order or Cashier's Check payable to Assessment Management Services and mail to:
Assessment Management Services
PO Box 80660 Las Vegas NV 89180

If you have questions, please contact our office at 702-856-3808.

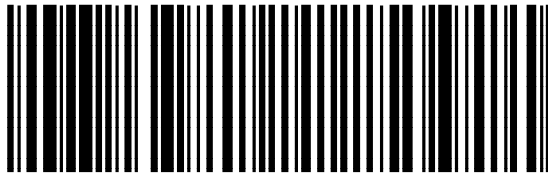
Very truly yours,

Assessment Management Services

Enclosure: Account ledger

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.



9171 9003 2900 1500 2056 86

800 AMS

Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

800 AMS
Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

February 20, 2013

THIS IS YOUR FINAL NOTICE PRIOR TO
SETTING THE SALE DATE FOR YOUR PROPERTY

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOA
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$2,374.61*
Property: 907 Cornerstone Place N. Las Vegas NV 89031

Dear Stanley Dewane Asbury

Enclosed is a copy of the Notice of Default and Election to Sell regarding your property at 907 Cornerstone Place N. Las Vegas NV 89031 previously sent to you on 12/5/2011.

Please be advised your immediate attention to this matter is essential to prevent a sale of your property. Assessment Management Services will request an authorization for Notice of Foreclosure Sale if this obligation is not completely satisfied and paid by March 06, 2013.

Please make Money Order or Cashier's Check payable to Assessment Management Services, and mail to:
Assessment Management Services
PO Box 80660
Las Vegas NV 89180

If you have questions, please contact our office at 702-856-3808.

Very truly yours,

Assessment Management Services

Enclosures: Account ledger
Notice of Default and Election to Sell (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APN#: 124-28-616-041

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
LAS VEGAS, NV 89180
(702) 856-3808
E-mail: customerservice@ams-lv.com

Inst #: 201112060000945
Fees: \$18.00
N/C Fee: \$0.00
12/06/2011 09:04:42 AM
Receipt #: 998544
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

**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!**

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. You have the legal right to bring your account current by paying all of the past due assessments plus permitted costs and expenses, including interest and late fees, within the time permitted by law for the reinstatement of your account. No sale date may be set until ninety (90) days from the recorded and mailing date of this Notice of Default and Election to Sell.

NOTICE IS HEREBY GIVEN that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION is the lien holder under the Notice of Delinquent Assessment Lien recorded on June 29, 2011 as Instrument/Book Number: 201106290001020 in the Official Records in the office of the County Recorder, Clark County, Nevada to secure certain obligations under the Declaration of Covenants, Conditions, and Restrictions. Assessment Management Services has been appointed and designated as the authorized agent of the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to conduct the foreclosure of this property as described below:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Assessor's Parcel No.: 124-28-616-041
Record Owner(s): Stanley Dewane Asbury


The amount due as of December 02, 2011, is \$1,691.30. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.

Dated: December 05, 2011

BY: 
Michelle Petersen
Assessment Management Services as agent for
ELDORADO NEIGHBORHOOD SECOND
HOMEOWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK)

On December 05, 2011, before me, Marina Medrano, personally appeared ****Michelle Petersen****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, December 05, 2011.

By: 
Marina Medrano, Notary Public

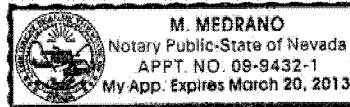


EXHIBIT 7

EXHIBIT 7

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

NOTICE OF FORECLOSURE 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 TERRA WEST COLLECTIONS GROUP LLC. D/B/A ASSESSMENT MANAGEMENT SERVICES AT (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on December 02, 2013, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 06, 1994 as Instrument/Book number 94090600912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

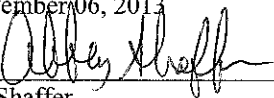
NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: November 06, 2013

BY: 
Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

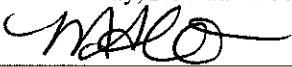
STATE OF NEVADA)

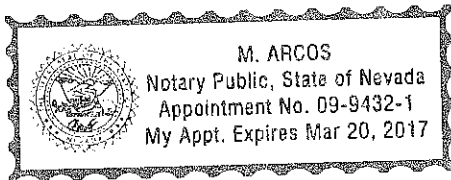
) ss.

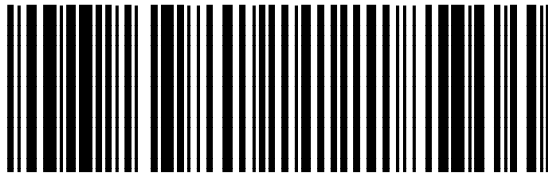
COUNTY OF CLARK)

On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.


Marina Arcos, Notary Public in and for
said County and State





9171 9003 2900 1500 2904 60

AMS 800

Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Stanley Dewane Asbury

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date December 2, 2013 at 10:00 am.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2355

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

NOTICE OF FORECLOSURE 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 TERRA WEST COLLECTIONS GROUP LLC. D/B/A ASSESSMENT MANAGEMENT SERVICES AT (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on December 02, 2013, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 06, 1994 as Instrument/Book number 94090600912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management Services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: November 06, 2013

BY: _____

Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

STATE OF NEVADA)

) ss.

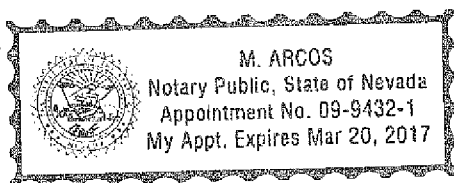
COUNTY OF CLARK)

On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.

Marina Arcos

Marina Arcos, Notary Public in and for
said County and State



Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Stanley Dewane Asbury

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

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Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2358

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

NOTICE OF FORECLOSURE SALE

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YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management Services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: November 06, 2013

BY: _____

Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

STATE OF NEVADA)

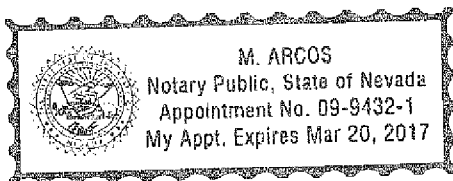
) ss.

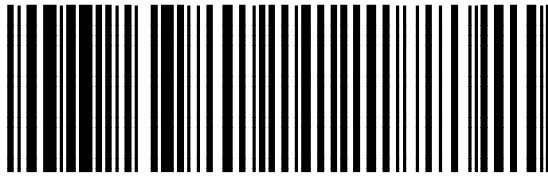
COUNTY OF CLARK)

On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.

Marina Arcos, Notary Public in and for
said County and State





9171 9003 2900 1500 2905 38

AMS 800

Mary Johanna Asbury
907 Cornerstone Pl
No Las Vegas, NV 89031-1829

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mary Johanna Asbury
907 Cornerstone Pl
No Las Vegas, NV 89031-1829

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Mary Johanna Asbury

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date December 2, 2013 at 10:00 am.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

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APP2362

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

NOTICE OF FORECLOSURE SALE

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

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Dated: November 06, 2013

BY: _____

Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

STATE OF NEVADA)

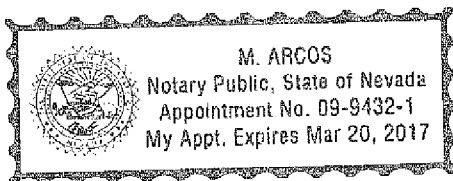
) ss.

COUNTY OF CLARK)

On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.

Marina Arcos, Notary Public in and for
said County and State



Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mary Johanna Asbury
907 Cornerstone Pl
No Las Vegas, NV 89031-1829

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Mary Johanna Asbury

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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APP2365

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

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Dated: November 06, 2013

BY: _____

Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

STATE OF NEVADA)

) ss.

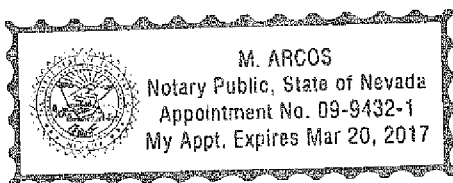
COUNTY OF CLARK)

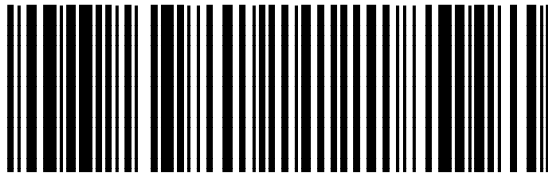
On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.

Marina Arcos

Marina Arcos, Notary Public in and for
said County and State





9171 9003 2900 1500 2904 77

AMS 800

Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
Las Vegas, NV 89146

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
Las Vegas, NV 89146

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Barbara Mitlyng

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date December 2, 2013 at 10:00 am.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2369

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

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YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on December 02, 2013, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 06, 1994 as Instrument/Book number 94090600912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

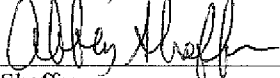
NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management Services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: November 06, 2013

BY: 
Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

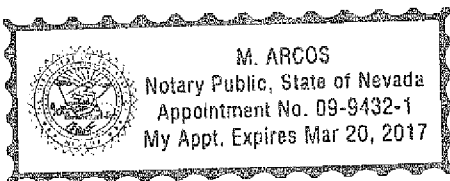
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Marina Arcos, Notary Public in and for
said County and State



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E-mail: customerservice@amsresults.com
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(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
Las Vegas, NV 89146

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

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Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

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APP2372

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

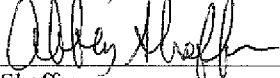
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secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

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Dated: November 06, 2013

BY: 
Abbey Shaffer


Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

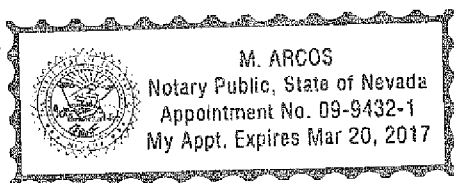
STATE OF NEVADA)

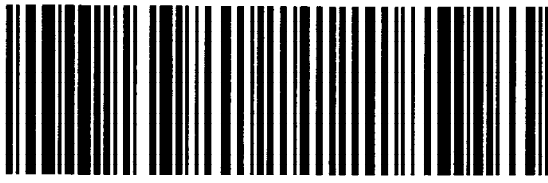
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Subscribed and sworn to before
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Marina Arcos, Notary Public in and for
said County and State





9171 9003 2900 1500 2904 77

AMS 800

Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
Las Vegas, NV 89146

Assessment Management Services
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E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
Las Vegas, NV 89146

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

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Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

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ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

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Dated: November 06, 2013

BY: Abbey Shaffer

Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

STATE OF NEVADA)

) ss.

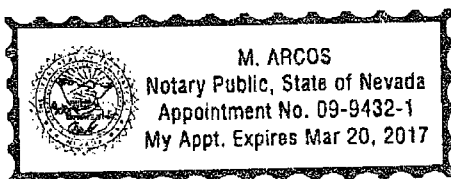
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Marina Arcos

Marina Arcos, Notary Public in and for
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P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAIL™

ELECTRONIC RETURN RECEIPT

RECEIVED
NOV 13 2013
AMS

NIXIE

891 FE 1260

0011/09/13

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

891 89180660

891 89180660 891 89180660

Assessment Management Services

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Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

NOTICE OF FORECLOSURE 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 TERRA WEST COLLECTIONS GROUP LLC. D/B/A ASSESSMENT MANAGEMENT SERVICES AT (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on December 02, 2013, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 06, 1994 as Instrument/Book number 94090600912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: November 06, 2013

BY: _____

Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

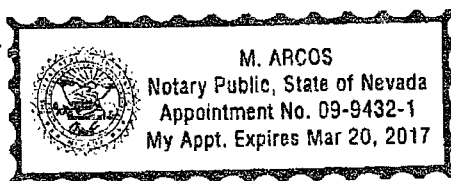
) ss.

COUNTY OF CLARK)

On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.

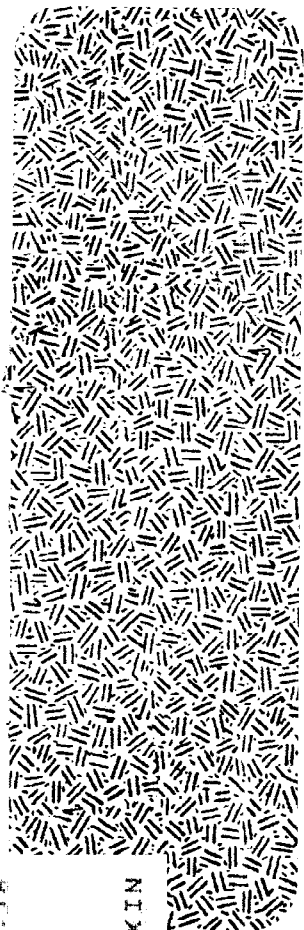

Marina Arcos, Notary Public in and for
said County and State



P.O. Box 80660
Las Vegas, Nevada 89180-0660

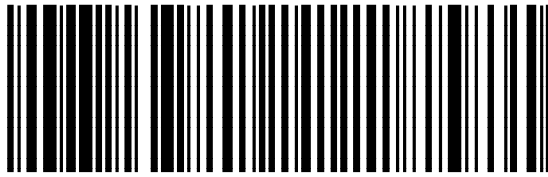
**IMPORTANT DOCUMENTS
ENCLOSED**

RECEIVED
NOV 12 2013
A-18



891800660000

NIXIE 891 FE 1260 0011/09/13
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 891800660000 0194-14654-03-43



9171 9003 2900 1500 2904 84

AMS 800

Mort Elec Reg Systems, Inc
PO Box 2026
Flint, MI 48501-2026

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mort Elec Reg Systems, Inc
PO Box 2026
Flint, MI 48501-2026

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Mort Elec Reg Systems, Inc

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

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Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2385

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

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c/o ASSESSMENT MANAGEMENT SERVICES

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SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

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The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

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Dated: November 06, 2013

BY: _____

Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

STATE OF NEVADA)

) ss.

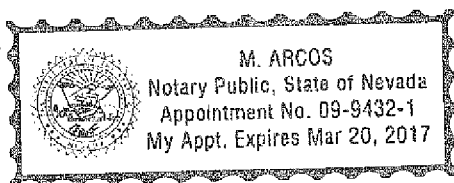
COUNTY OF CLARK)

On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.

Marina Arcos

Marina Arcos, Notary Public in and for
said County and State



Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mort Elec Reg Systems, Inc
PO Box 2026
Flint, MI 48501-2026

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Mort Elec Reg Systems, Inc

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

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Very truly yours,

Assessment Management Services

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APP2388

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

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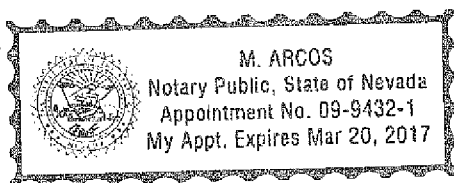
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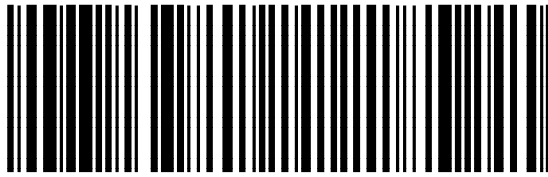
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Marina Arcos, Notary Public in and for
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9171 9003 2900 1500 2904 91

AMS 800

Mort Elec Reg Systems, Inc
TaylorBeanWhitakerMortCorp
1417 North Magnolia Ave
Ocala, FL 34475

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
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November 07, 2013

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APP2392

(2)

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N/C Fee: \$0.00

11/06/2013 04:27:02 PM

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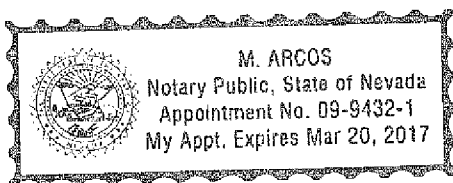
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COUNTY OF CLARK)

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Subscribed and sworn to before
me on this day, November 06, 2013.

Marina Arcos, Notary Public in and for
said County and State



Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mort Elec Reg Systems, Inc
TaylorBeanWhitakerMortCorp
1417 North Magnolia Ave
Ocala, FL 34475

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
 Homeowner: Stanley Dewane Asbury
 Account Number: AMS1081-75105
 Balance Owning: \$4,707.87*
 Property: 907 Cornerstone Place N. Las Vegas NV89031
 APN: 124-28-616-041

Dear Mort Elec Reg Systems, Inc

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date December 2, 2013 at 10:00 am.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

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APP2395

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

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Dated: November 06, 2013

BY: _____

Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

STATE OF NEVADA)

) ss.

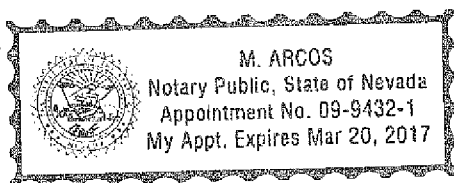
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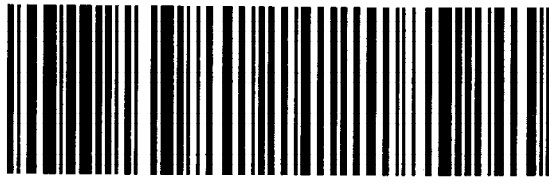
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Marina Arcos

Marina Arcos, Notary Public in and for
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9171 9003 2900 1500 2904 91

AMS 800

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TaylorBeanWhitakerMortCorp
1417 North Magnolia Ave
Ocala, FL 34475

Assessment Management Services

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2

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N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

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c/o ASSESSMENT MANAGEMENT SERVICES

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Las Vegas, NV 89180

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Record Owner(s): Stanley Dewane Asbury

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The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

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BY:


Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

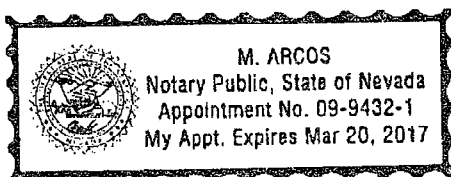
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CERTIFIED MAIL™

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RECEIVED

NOV 1 3 2013

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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Assessment Management Services
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APN: 124-28-616-041

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Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

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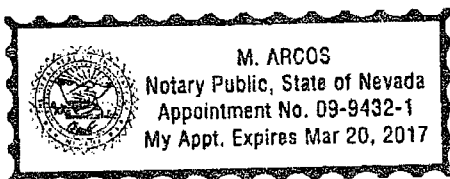
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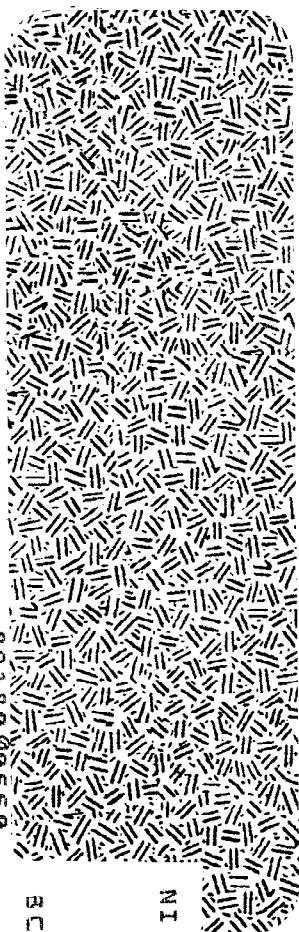
Subscribed and sworn to before
me on this day, November 06, 2013.


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said County and State



P.O. Box 80660
Las Vegas, Nevada 89180-0660

**IMPORTANT DOCUMENTS
ENCLOSED**

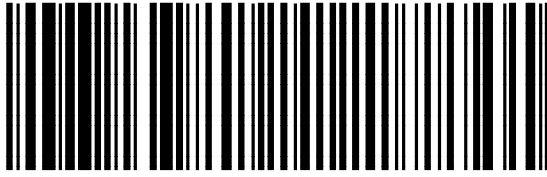


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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
RC: 8918006600 *0987-00279-14-33

RECEIVED
NOV 18 2013
AM

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9171 9003 2900 1500 2905 07

AMS 800

Mort Elec Reg Systems, Inc
1901 E Voorhees St, Ste C
Danville, IL 61834

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APP2408

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SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

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ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

NOTICE OF FORECLOSURE 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 TERRA WEST COLLECTIONS GROUP LLC. D/B/A ASSESSMENT MANAGEMENT SERVICES AT (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on December 02, 2013, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 06, 1994 as Instrument/Book number 94090600912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management Services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: November 06, 2013

BY: _____

Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

STATE OF NEVADA)

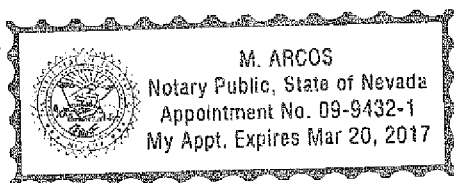
) ss.

COUNTY OF CLARK)

On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.

Marina Arcos, Notary Public in and for
said County and State



Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mort Elec Reg Systems, Inc
1901 E Voorhees St, Ste C
Danville, IL 61834

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Mort Elec Reg Systems, Inc

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

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APP2411

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

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Dated: November 06, 2013

BY: _____

Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

STATE OF NEVADA)

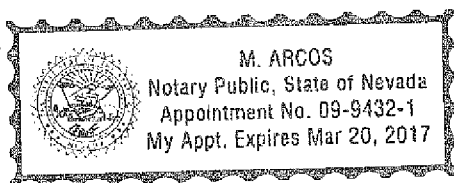
) ss.

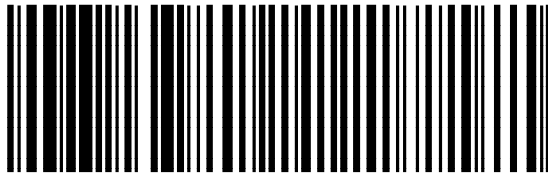
COUNTY OF CLARK)

On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.

Marina Arcos, Notary Public in and for
said County and State





9171 9003 2900 1500 2905 14

AMS 800

TaylorBeanWhitakerMortCorp
Countrywide Home Loans
7105 Corporate Dr MSPtx-C-35
Plano, TX 75024

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
TaylorBeanWhitakerMortCorp
Countrywide Home Loans
7105 Corporate Dr MSPtx-C-35
Plano, TX 75024

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear TaylorBeanWhitakerMortCorp

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

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APP2415

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

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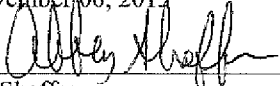
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Dated: November 06, 2013

BY:


Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

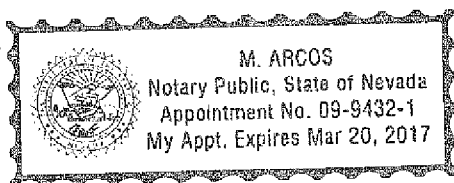
) ss.

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On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.


Marina Arcos, Notary Public in and for
said County and State



Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
TaylorBeanWhitakerMortCorp
Countrywide Home Loans
7105 Corporate Dr MSPtx-C-35
Plano, TX 75024

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear TaylorBeanWhitakerMortCorp

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APP2418

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

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Record Owner(s): Stanley Dewane Asbury

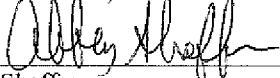
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Dated: November 06, 2013

BY: 
Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

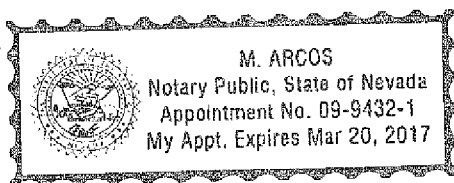
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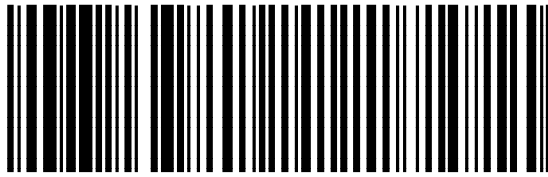
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me on this day, November 06, 2013.


Marina Arcos, Notary Public in and for
said County and State





9171 9003 2900 1500 2905 21

AMS 800

Bac Home Loans Servicing, Lp
Countrywide Home Loans
7105 Corporate Dr MSPtx-C-35
Plano, TX 75024

Assessment Management Services

6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699

E-mail: customerservice@amsresults.com

CERTIFIED MAIL RETURN RECEIPT REQUESTED

(COPY ALSO SENT VIA U.S. MAIL)

AMS 800

Bac Home Loans Servicing, Lp

Countrywide Home Loans

7105 Corporate Dr MSPtx-C-35

Plano, TX 75024

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Bac Home Loans Servicing, Lp

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date December 2, 2013 at 10:00 am.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2422

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

NOTICE OF FORECLOSURE SALE

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YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on December 02, 2013, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 06, 1994 as Instrument/Book number 94090600912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management Services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: November 06, 2013

BY: _____

Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

STATE OF NEVADA)

) ss.

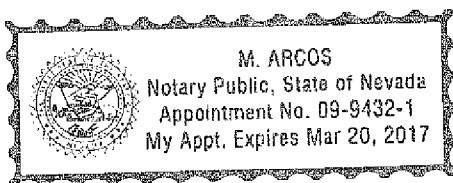
COUNTY OF CLARK)

On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.

Marina Arcos

Marina Arcos, Notary Public in and for
said County and State



Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
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AMS 800
Bac Home Loans Servicing, Lp
Countrywide Home Loans
7105 Corporate Dr MSPtx-C-35
Plano, TX 75024

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Bac Home Loans Servicing, Lp

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

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APP2425

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

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Dated: November 06, 2013

BY: _____

Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

STATE OF NEVADA)

) ss.

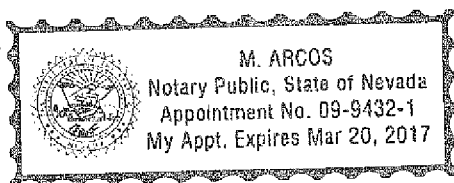
COUNTY OF CLARK)

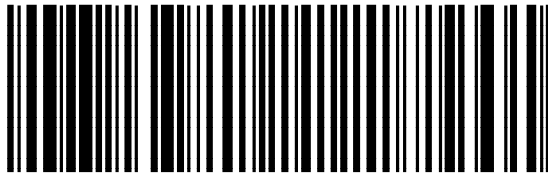
On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.

Marina Arcos

Marina Arcos, Notary Public in and for
said County and State





9171 9003 2900 1500 2905 45

AMS 800

Bac Home Loans Servicing, Lp
Countrywide Home Loans
7105 Corporate Drive Mail Stop PTX-C-35
Plano, TX 75024

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
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AMS 800
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7105 Corporate Drive Mail Stop PTX-C-35
Plano, TX 75024

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

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Enclosures: Notice of Foreclosure Sale (copy)

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APP2429

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

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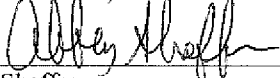
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BY: 
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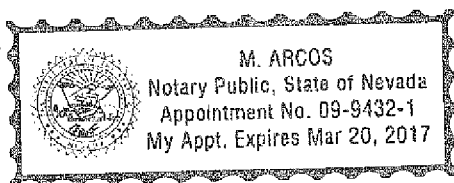
STATE OF NEVADA)

COUNTY OF CLARK) ss.

On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.


Marina Arcos, Notary Public in and for
said County and State



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November 07, 2013

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APP2432

(2)

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Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

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ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

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NOTICE IS HEREBY GIVEN THAT on December 02, 2013, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 06, 1994 as Instrument/Book number 94090600912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

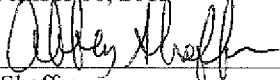
NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management Services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: November 06, 2013

BY: 
Abbey Shaffer


Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

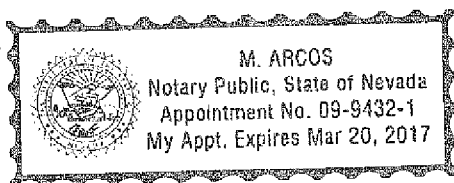
STATE OF NEVADA)

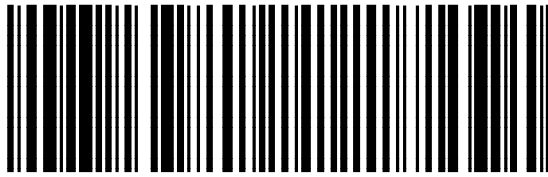
COUNTY OF CLARK) ss.

On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.


Marina Arcos, Notary Public in and for
said County and State





9171 9003 2900 1500 2905 52

AMS 800

Ombudsman's Office
2501 E Sahara Ave Ste 202
Las Vegas, NV 89104-4137

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Ombudsman's Office
2501 E Sahara Ave Ste 202
Las Vegas, NV 89104-4137

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Ombudsman's Office

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date December 2, 2013 at 10:00 am.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2436

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

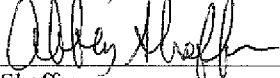
NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,707.87. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management Services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: November 06, 2013

BY: 
Abbey Shaffer


Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

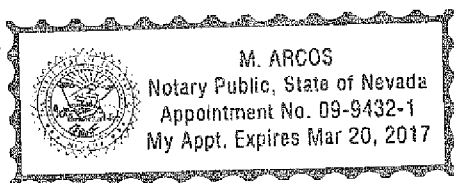
STATE OF NEVADA)

COUNTY OF CLARK) ss.

On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.


Marina Arcos, Notary Public in and for
said County and State



Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Ombudsman's Office
2501 E Sahara Ave Ste 202
Las Vegas, NV 89104-4137

November 07, 2013

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,707.87*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Ombudsman's Office

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

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Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2439

(2)

Inst #: 201311060002457

Fees: \$18.00

N/C Fee: \$0.00

11/06/2013 04:27:02 PM

Receipt #: 1834779

Requestor:

ASSESSMENT MANAGEMENT
SERVI

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#: 124-28-616-041

Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:

ELDORADO NEIGHBORHOOD SECOND HOA

c/o ASSESSMENT MANAGEMENT SERVICES

P.O. BOX 80660

Las Vegas, NV 89180

(702) 856-3808

E-mail: customerservice@amsresults.com

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031

Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61

Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

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Dated: November 06, 2013

BY: _____

Abbey Shaffer

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

STATE OF NEVADA)

) ss.

COUNTY OF CLARK)

On November 06, 2013, before me, Marina Arcos, personally appeared ****Abbey Shaffer****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, November 06, 2013.

Marina Arcos, Notary Public in and for
said County and State

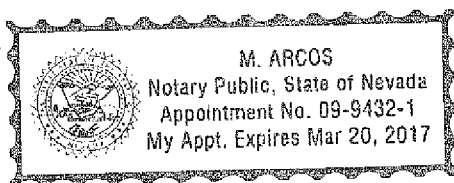


EXHIBIT 7-1

EXHIBIT 7-1

(2)

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

NOTICE OF FORECLOSURE SALE

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NOTICE IS HEREBY GIVEN THAT on July 14, 2014, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 6, 1994 as Instrument/Book number 940906-00912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

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Record Owner(s): Stanley Dewane Asbury

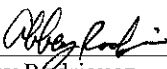
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Dated: June 18, 2014

BY: 
Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

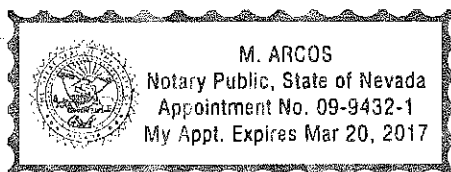
) ss.

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Subscribed and sworn to before
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Marina Arcos, Notary Public in and for
said County and State



2

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

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ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
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E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

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Record Owner(s): Stanley Dewane Asbury

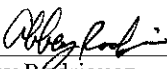
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secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,889.73. ~~This amount may include assessments, late fees, special assessments, collection fees, and interest.~~

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: June 18, 2014

BY: 
Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

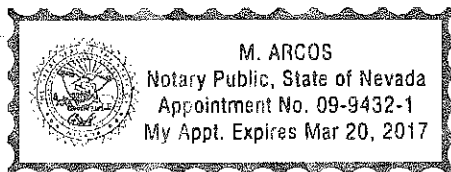
) ss.

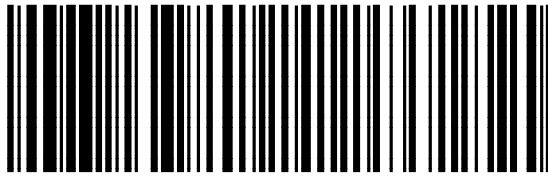
COUNTY OF CLARK)

On June 18, 2014, before me, Marina Arcos, personally appeared ****Abbey Rodriguez****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, June 18, 2014.


Marina Arcos, Notary Public in and for
said County and State





9171 9003 2900 1500 3670 01

AMS 800

Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

June 18, 2014

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,889.73*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Stanley Dewane Asbury

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date July 14, 2014 at 10:00 am.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2448

2

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

NOTICE OF FORECLOSURE 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 TERRA WEST COLLECTIONS GROUP LLC. D/B/A ASSESSMENT MANAGEMENT SERVICES AT (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on July 14, 2014, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 6, 1994 as Instrument/Book number 940906-00912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,889.73. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: June 18, 2014

BY: 
Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

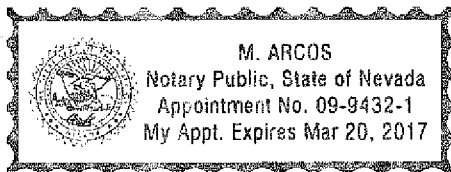
) ss.

COUNTY OF CLARK)

On June 18, 2014, before me, Marina Arcos, personally appeared ****Abbey Rodriguez****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, June 18, 2014.


Marina Arcos, Notary Public in and for
said County and State



Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

June 18, 2014

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,889.73*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Stanley Dewane Asbury

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date July 14, 2014 at 10:00 am.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2451

2

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

NOTICE OF FORECLOSURE 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 TERRA WEST COLLECTIONS GROUP LLC. D/B/A ASSESSMENT MANAGEMENT SERVICES AT (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on July 14, 2014, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 6, 1994 as Instrument/Book number 940906-00912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,889.73. This amount may include assessments, late fees, special assessments, collection fees, and interest.

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Dated: June 18, 2014

BY: 
Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

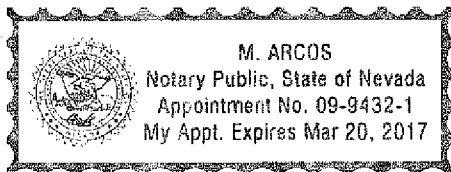
) ss.

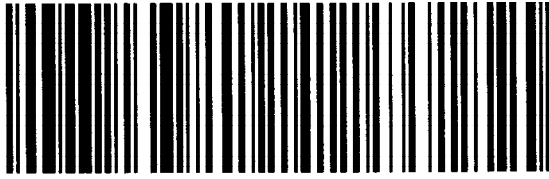
COUNTY OF CLARK)

On June 18, 2014, before me, Marina Arcos, personally appeared ****Abbey Rodriguez****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, June 18, 2014.


Marina Arcos, Notary Public in and for
said County and State





9171 9003 2900 1500 3670 01

AMS 800

Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

Assessment Management Services

6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699

E-mail: customerservice@amsresults.com

CERTIFIED MAIL RETURN RECEIPT REQUESTED

(COPY ALSO SENT VIA U.S. MAIL)

AMS 800

Stanley Dewane Asbury
907 Cornerstone Place
N. Las Vegas, NV 89031

June 18, 2014

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$4,889.73*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Stanley Dewane Asbury

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2

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Record Owner(s): Stanley Dewane Asbury

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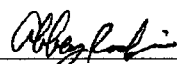
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Dated: June 18, 2014

BY:


Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

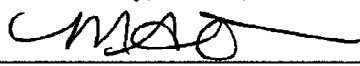
STATE OF NEVADA)

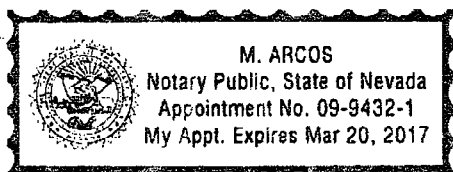
) ss.

COUNTY OF CLARK)

On June 18, 2014, before me, Marina Arcos, personally appeared ****Abbey Rodriguez****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, June 18, 2014.


Marina Arcos, Notary Public in and for
said County and State



CERTIFIED MAIL™

[illegible]

RECEIVED

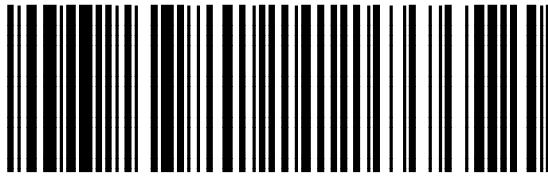
RECEIVED
AUG 04 2014
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5503-5274

RETURN TO SENDER
UNABLE TO FORWARD

[illegible]

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97	97	67
98	98	67
99	99	67
100	100	67



9171 9003 2900 1500 3670 70

AMS 800

Mary Johanna Asbury
907 Cornerstone Pl
No Las Vegas, NV 89031-1829

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mary Johanna Asbury
907 Cornerstone Pl
No Las Vegas, NV 89031-1829

June 18, 2014

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,889.73*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Mary Johanna Asbury

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date July 14, 2014 at 10:00 am.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2460

2

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

NOTICE OF FORECLOSURE 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 TERRA WEST COLLECTIONS GROUP LLC. D/B/A ASSESSMENT MANAGEMENT SERVICES AT (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on July 14, 2014, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 6, 1994 as Instrument/Book number 940906-00912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,889.73. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: June 18, 2014

BY: 
Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

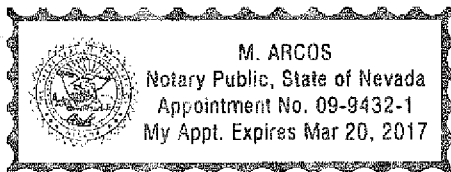
) ss.

COUNTY OF CLARK)

On June 18, 2014, before me, Marina Arcos, personally appeared ****Abbey Rodriguez****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, June 18, 2014.


Marina Arcos, Notary Public in and for
said County and State



Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mary Johanna Asbury
907 Cornerstone Pl
No Las Vegas, NV 89031-1829

June 18, 2014

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,889.73*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Mary Johanna Asbury

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date July 14, 2014 at 10:00 am.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2463

(2)

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

NOTICE OF FORECLOSURE 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 TERRA WEST COLLECTIONS GROUP LLC. D/B/A ASSESSMENT MANAGEMENT SERVICES AT (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on July 14, 2014, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 6, 1994 as Instrument/Book number 940906-00912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,889.73. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: June 18, 2014

BY: 
Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

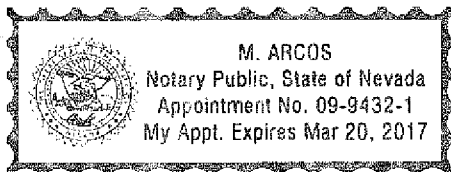
) ss.

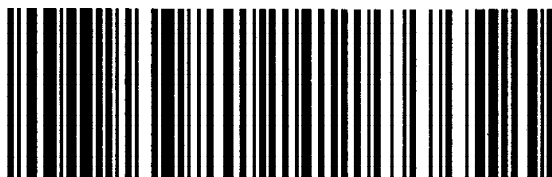
COUNTY OF CLARK)

On June 18, 2014, before me, Marina Arcos, personally appeared ****Abbey Rodriguez****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, June 18, 2014.


Marina Arcos, Notary Public in and for
said County and State





9171 9003 2900 1500 3670 70

AMS 800

Mary Johanna Asbury
907 Cornerstone Pl
No Las Vegas, NV 89031-1829

Assessment Management Services

6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699

E-mail: customerservice@amsresults.com

CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800

Mary Johanna Asbury

907 Cornerstone Pl

No Las Vegas, NV 89031-1829

June 18, 2014

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$4,889.73*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Mary Johanna Asbury

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date July 14, 2014 at 10:00 am.

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Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

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2

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

NOTICE OF FORECLOSURE SALE

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

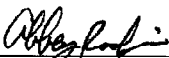
secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,889.73. ~~This amount may include assessments, late fees, special assessments, collection fees, and interest.~~

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Dated: June 18, 2014

BY:


Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

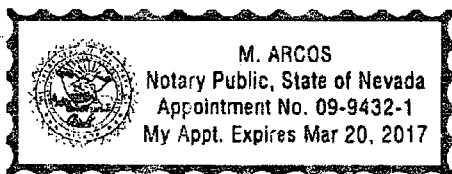
) ss.

COUNTY OF CLARK)

On June 18, 2014, before me, Marina Arcos, personally appeared ****Abbey Rodriguez****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, June 18, 2014.


Marina Arcos, Notary Public in and for
said County and State



P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAILTM

ELECTRONIC RETURN RECEIPT

RECEIVED

AUG 04 2014

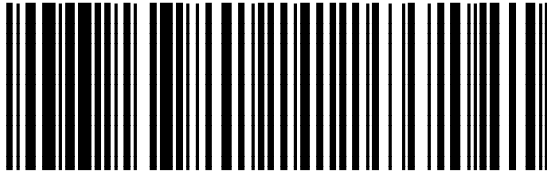
LN
6-20
AMS

NIXIE 891 DE 1260 0008/02/14

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

CC: 89180@00660 *8194-85882-82-75

27 DRCFNL1 89180@00660



9171 9003 2900 1500 3670 18

AMS 800

Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
Las Vegas, NV 89146

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
Las Vegas, NV 89146

June 18, 2014

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,889.73*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Barbara Mitlyng

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date July 14, 2014 at 10:00 am.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2472

2

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

NOTICE OF FORECLOSURE 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 TERRA WEST COLLECTIONS GROUP LLC. D/B/A ASSESSMENT MANAGEMENT SERVICES AT (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on July 14, 2014, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 6, 1994 as Instrument/Book number 940906-00912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,889.73. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: June 18, 2014

BY: 
Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

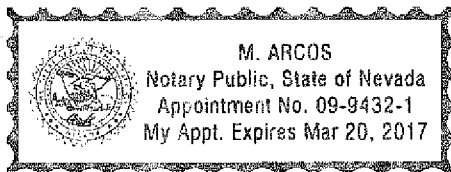
) ss.

COUNTY OF CLARK)

On June 18, 2014, before me, Marina Arcos, personally appeared ****Abbey Rodriguez****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, June 18, 2014.


Marina Arcos, Notary Public in and for
said County and State



Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
Las Vegas, NV 89146

June 18, 2014

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
 Homeowner: Stanley Dewane Asbury
 Account Number: AMS1081-75105
 Balance Owning: \$4,889.73*
 Property: 907 Cornerstone Place N. Las Vegas NV89031
 APN: 124-28-616-041

Dear Barbara Mitlyng

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

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Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

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APP2475

(2)

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,889.73. This amount may include assessments, late fees, special assessments, collection fees, and interest.

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Dated: June 18, 2014

BY: 
Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

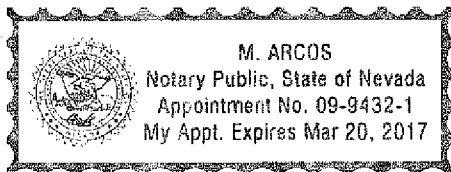
) ss.

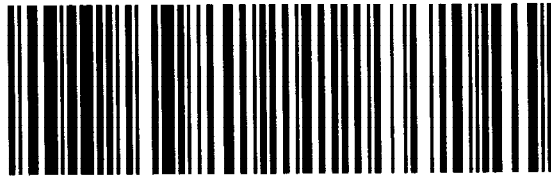
COUNTY OF CLARK)

On June 18, 2014, before me, Marina Arcos, personally appeared ****Abbey Rodriguez****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, June 18, 2014.


Marina Arcos, Notary Public in and for
said County and State





9171 9003 2900 1500 3670 18

AMS 800

Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
Las Vegas, NV 89146

Assessment Management Services

6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699

E-mail: customerservice@amsresults.com

CERTIFIED MAIL RETURN RECEIPT REQUESTED

(COPY ALSO SENT VIA U.S. MAIL)

AMS 800

Barbara Mitlyng

Robert E Hill, Esq

2810 S. Rainbow Blvd

Las Vegas, NV 89146

June 18, 2014

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owing: \$4,889.73*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

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2

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

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SEC 28 TWP 19 RNG 61
Record Owner(s): Stanley Dewane Asbury

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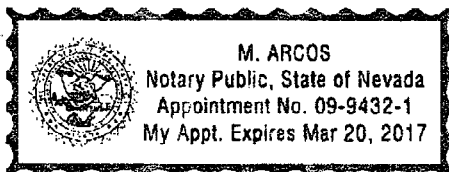
BY: Abbey Rodriguez
Abbey Rodriguez
Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

STATE OF NEVADA)
COUNTY OF CLARK) ss.

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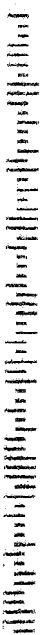
CERTIFIED MAIL™

They found the same in the case of the other two groups. The results of the study are shown in Table 1. The results of the study are shown in Table 1.

RECEIVED
JUN 23 2014
AMS

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 89180055050 *0294-00614-20-38

[illegible]

Assessment Management Services

6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699

E-mail: customerservice@amsresults.com

CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800

Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
Las Vegas, NV 89146

June 18, 2014

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Balance Owing: \$4,889.73*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

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2

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

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P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

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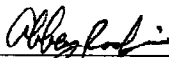
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Dated: June 18, 2014

BY:


Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

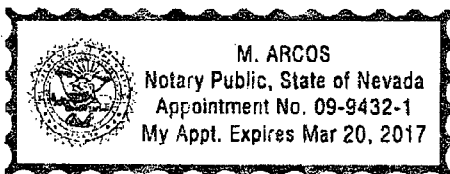
) ss.

COUNTY OF CLARK)

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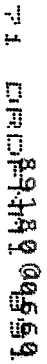
Subscribed and sworn to before
me on this day, June 18, 2014.


Marina Arcos, Notary Public in and for
said County and State



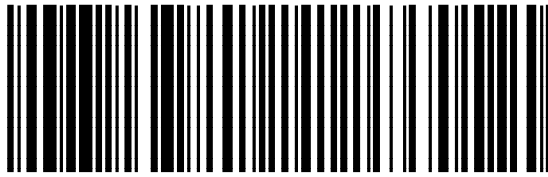
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RECEIVED
JUN 25 2014
AMC



RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

id	name	parent_id	parent_name
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2	Category 1	1	Root
3	Category 2	1	Root
4	Category 3	1	Root
5	Category 4	1	Root
6	Category 5	1	Root
7	Category 6	1	Root
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99	Category 98	1	Root
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9171 9003 2900 1500 3670 25

AMS 800

Mort Elec Reg Systems, Inc
PO Box 2026
Flint, MI 48501-2026

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mort Elec Reg Systems, Inc
PO Box 2026
Flint, MI 48501-2026

June 18, 2014

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,889.73*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Mort Elec Reg Systems, Inc

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date July 14, 2014 at 10:00 am.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2488

2

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

NOTICE OF FORECLOSURE 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 TERRA WEST COLLECTIONS GROUP LLC. D/B/A ASSESSMENT MANAGEMENT SERVICES AT (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on July 14, 2014, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 6, 1994 as Instrument/Book number 940906-00912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,889.73. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: June 18, 2014

BY: 
Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

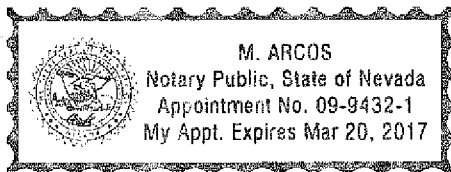
) ss.

COUNTY OF CLARK)

On June 18, 2014, before me, Marina Arcos, personally appeared ****Abbey Rodriguez****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, June 18, 2014.


Marina Arcos, Notary Public in and for
said County and State



Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mort Elec Reg Systems, Inc
PO Box 2026
Flint, MI 48501-2026

June 18, 2014

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
 Homeowner: Stanley Dewane Asbury
 Account Number: AMS1081-75105
 Balance Owing: \$4,889.73*
 Property: 907 Cornerstone Place N. Las Vegas NV89031
 APN: 124-28-616-041

Dear Mort Elec Reg Systems, Inc

Notice is hereby given that the ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION, has a Notice of Foreclosure Sale dated November 06, 2013, and recorded as Instrument and Book Number: 201311060002457, of Official Records, in Clark County, Nevada.

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 TERRA WEST COLLECTIONS GROUP LLC DBA ASSESSMENT MANAGEMENT SERVICES (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ASSESSMENTS. YOUR PROPERTY WILL BE SOLD WITHOUT ANY COURT ACTION. PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale on the real property described herein will be held at the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, if this obligation is not completely satisfied and paid before the auction sale date July 14, 2014 at 10:00 am.

Please make Money Order or Cashiers Check payable to Assessment Management Services and mail to:
Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

Notice to Consumer

Pursuant to and in accordance with the Fair Debt Collection Practices Act [15 U.S.C 1692, *et seq.*] and all applicable sections of Nevada Revised Statutes Chapters 116 and 649, Assessment Management Services provides the following notification(s). This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose. This notice is required by the provision of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who discharged the debt under the bankruptcy laws of the United States.

APP2491

2

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

NOTICE OF FORECLOSURE 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 TERRA WEST COLLECTIONS GROUP LLC. D/B/A ASSESSMENT MANAGEMENT SERVICES AT (702) 856-3808. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, DATED June 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on July 14, 2014, at 10:00 am at the main entrance to the Nevada Legal News located at 930 So. Fourth St., Las Vegas, NV 89101, under the power of sale pursuant to the terms of those certain Covenants, Conditions, and Restrictions recorded on September 6, 1994 as Instrument/Book number 940906-00912 of the official records of Clark County, Assessment Management Services, as duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded on June 29, 2011 as Instrument/Book number 201106290001020 of the official records of said county, and The Notice of Default and Election to Sell, recorded on December 06, 2011 as Instrument/Book number 201112060000945 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following property known as:

Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Record Owner(s): Stanley Dewane Asbury

NOTICE IS HEREBY GIVEN that ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION has executed and delivered to its agent, Assessment Management Services, a written authorization to conduct this sale, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums

secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,889.73. This amount may include assessments, late fees, special assessments, collection fees, and interest.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: June 18, 2014

BY: 
Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

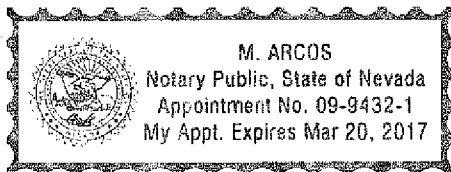
) ss.

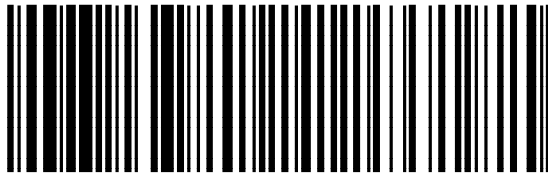
COUNTY OF CLARK)

On June 18, 2014, before me, Marina Arcos, personally appeared ****Abbey Rodriguez****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, June 18, 2014.


Marina Arcos, Notary Public in and for
said County and State





9171 9003 2900 1500 3670 32

AMS 800

Mort Elec Reg Systems, Inc
TaylorBeanWhitakerMortCorp
1417 North Magnolia Ave
Ocala, FL 34475

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
E-mail: customerservice@amsresults.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED
(COPY ALSO SENT VIA U.S. MAIL)

AMS 800
Mort Elec Reg Systems, Inc
TaylorBeanWhitakerMortCorp
1417 North Magnolia Ave
Ocala, FL 34475

June 18, 2014

RE: Our Client: ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
Homeowner: Stanley Dewane Asbury
Account Number: AMS1081-75105
Balance Owning: \$4,889.73*
Property: 907 Cornerstone Place N. Las Vegas NV89031
APN: 124-28-616-041

Dear Mort Elec Reg Systems, Inc

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Assessment Management Services, PO Box 80660, Las Vegas NV 89180

Please contact our office at 702-856-3808 to resolve immediately or send payment in full. AMS does not accept cash, personal checks or credit cards, only certified funds.

Very truly yours,

Assessment Management Services

Enclosures: Notice of Foreclosure Sale (copy)

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APP2495

(2)

APN#: 124-28-616-041
Trustee Sale No. AMS1081-75105

WHEN RECORDED, MAIL TO:
ELDORADO NEIGHBORHOOD SECOND HOA
c/o ASSESSMENT MANAGEMENT SERVICES
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

Inst #: 20140618-0000151
Fees: \$18.00
N/C Fee: \$0.00
06/18/2014 08:36:06 AM
Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT
SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

NOTICE OF FORECLOSURE SALE

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Commonly known as: 907 Cornerstone Place N. Las Vegas NV 89031
Legal Description: ELDORADO #2B-R1-70 #2 PLAT BOOK 69 PAGE 81 LOT 16 BLOCK 11
SEC 28 TWP 19 RNG 61
Record Owner(s): Stanley Dewane Asbury

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The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$4,889.73. This amount may include assessments, late fees, special assessments, collection fees, and interest.

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Dated: June 18, 2014

BY: 
Abbey Rodriguez

Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION


STATE OF NEVADA)

) ss.

COUNTY OF CLARK)

On June 18, 2014, before me, Marina Arcos, personally appeared ****Abbey Rodriguez****, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before
me on this day, June 18, 2014.


Marina Arcos, Notary Public in and for
said County and State

