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

District Court No. A-14-710490-C

APPELLANT'S APPENDIX

VOLUME X

DATE	DOCUMENT	VOLUME	PAGE NOS.
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
9/23/2015	Court Minutes	III	APP0587-APP0588
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
5/19/2015	Default (Mary J. Asbury)	II	APP0412-APP0413
5/19/2015	Default (Stanley Dewane Asbury)	II	APP0414-APP0415
1/8/2015	Default – BAC Home Loans Servicing, LP	I	APP0032-APP0033
1/8/2015	Default – Cal-Western Reconveyance Corporation	I	APP0034-APP0035
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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
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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
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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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12/2/2015	Docketing Statement	IV	APP0786-APP0878
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5/12/2015	Errata to Add Missing Pages 2 and 3	II	APP0405-APP0408
12/16/2015	Errata to Plaintiff's Motion for Attorney's Fees and to Alter and Amend the Judgment	IV	APP0880-APP0901
3/22/2019	Errata to Plaintiff's Opposition to Carrington Mortgage Services, LLC's Motion for Summary Judgment (Part 1)	IX	APP2174-APP2247
3/22/2019	Errata to Plaintiff's Opposition to Carrington Mortgage Services, LLC's Motion for Summary Judgment (Part 2)	X	APP2248-APP2497
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11/16/2015	Exemption from Settlement Program	III	APP710
10/7/2015	Findings of Fact, Conclusions of Law and Order	III	APP0589-APP0596
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6/19/2015	Notice of Entry of Judgment by Default	II	APP0462-APP0465
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10/14/2015	Notice of Entry of Order	III	APP0597-APP0606
10/16/2015	Notice of Entry of Order	III	APP0609-APP0614
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1/21/2015	Notice of Entry of Stipulation and Order	I	APP0039-APP0044
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4/17/2019	Notice of Entry of Stipulation and Order	XI	APP2641-APP2646
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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
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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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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

DATE	DOCUMENT	VOLUME	PAGE NOS.
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
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4/17/2019	Stipulation and Order to Continue Hearing on Motion for Summary Judgment	XI	APP2638-APP2640
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
9/17/2018	Stipulation and Order to Reopen Discovery	V	APP1157-APP1160
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DATE	DOCUMENT	VOLUME	PAGE NOS.
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

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	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:

[X] 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

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

(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

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 STATUES, 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: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

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
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.

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

(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

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 STATUES, 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

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~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
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
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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
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06/23/2011	AMS Cert & First Class Mailing Cost	USPS postage cost- per mailing piece	$6.03
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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			**$1,781.57**

* 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.

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

(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

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 STATUES, 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

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~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 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
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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
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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			**$1,781.57**

* 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.

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

(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

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.

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PURSUANT TO NEVADA REVISED STATUES, 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

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~EOD~

P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAIL™

LECTRONIC RTRN RECEIPT REQUE

L2
12.15

RECEIVED
FEB 15 2012
ACMC

NIXIE 891 DE 1 00 02/10/12

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 89180056060 *0294-07955-10-38

47 JRDFN11 89031 89180@0560

APP2265

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 Owing:	$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 Statues, 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.

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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

(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

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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.

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 STATUES, 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: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~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 Owing:	$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 Statues, 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.

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

(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

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:

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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

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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: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~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
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(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 Owing:	$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 Statues, 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)

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

(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

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER HOMEOWNERS ASSOCIATION LIEN

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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: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~EOD~

P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAIL™

LECTRONIC RTRN RECEIPT REQUES

RECEIVED
FEB 15 2012
ATS

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12 5

NIXIE 891 DE 1 00 02/10/12
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 89180065060 *0294-07359-10-38

47 JRDFN11 89031 89180065060

APP2277

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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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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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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

(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

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

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BY: _____
Michelle Petersen
Assessment Management Services as agent for
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By: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~EOD~

Assessment Management Services
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(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
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	Account Number:	AMS1081-75105
	Balance Owing:	$1,771.54*
	Property:	907 Cornerstone Place N. Las Vegas NV 89031
	APN:	124-28-616-041

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PO Box 80660
Las Vegas NV 89180

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Assessment Management Services

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Recorded By: DHG Pgs: 2
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(2)

APN#: 124-28-616-041

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Assessment Management Services as agent for
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By: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~EOD~

9171 9003 2900 1500 0577 66

AMS 800

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

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Mary Johanna Asbury
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	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 Statues, 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.

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

(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

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 STATUES, 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

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~EOD~

P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAIL™

ELECTRONIC RTRN RECEIPT REQUE

RECEIVED
FEB 15 2012
BMC

LN
12:15

NIXIE 891 DE 1 00 02/10/12
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 89180065060 *0294-07354-10-38

47 JRDFN11 89031 89180065060

APP2289

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
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:

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DEBBIE CONWAY
CLARK COUNTY RECORDER

(2)

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E-mail: customerservice@ams-lv.com

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Record Owner(s):	Stanley Dewane Asbury

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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: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~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

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Las Vegas NV 89180

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Assessment Management Services

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Recorded By: DHG Pgs: 2
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CLARK COUNTY RECORDER

(2)

APN#: 124-28-616-041

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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)
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Subscribed and sworn to before me on this day, December 05, 2011.
By: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~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
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(COPY ALSO SENT VIA U.S. MAIL)

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

December 14, 2011

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	APN:	124-28-616-041

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Recorded By: DHG Pgs: 2
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(2)

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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 STATUES, 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: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~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
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 Statues, 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.

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

(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

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER HOMEOWNERS ASSOCIATION LIEN

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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: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~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.

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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)

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

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

(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

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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: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~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
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.

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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.

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12/06/2011 09:04:42 AM
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Requestor:
ASSESSMENT MANAGEMENT SERVI
Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

(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

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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)
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Subscribed and sworn to before me on this day, December 05, 2011.
By: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~EOD~

P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAIL™

LECTRONIC RTRN RECEIPT REQUES

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 JRDFN1 1891800660

APP2315

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

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Assessment Management Services

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DEBBIE CONWAY
CLARK COUNTY RECORDER

(2)

APN#: 124-28-616-041

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LAS VEGAS, NV 89180
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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: M. Medrano
Marina Medrano, Notary Public

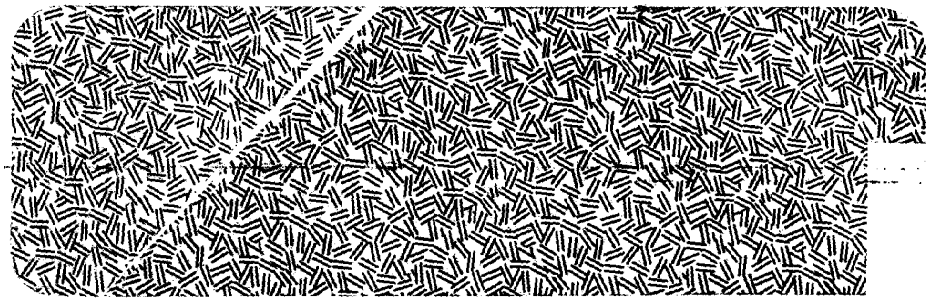
M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~EOD~

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

IMPORTANT DOCUMENTS ENCLOSED

RECEIVED
DEC 22 2011
AMS



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NIXIE 322 DE 1 00 12/19/11

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 89180066060 *1087-18165-19-27

9171 9003 2900 1500 0577 35

AMS 800

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

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 Statues, 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.

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

(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

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 STATUES, 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: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

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

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PO Box 80660
Las Vegas NV 89180

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Assessment Management Services

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Recorded By: DHG Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

(2)

APN#: 124-28-616-041

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E-mail: customerservice@ams-lv.com

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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: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

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

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

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 TaylorBeanWhitakerMortCorp:

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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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

(2)

APN#: 124-28-616-041

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E-mail: customerservice@ams-lv.com

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Record Owner(s):	Stanley Dewane Asbury

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~EOD~

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Countrywide Home Loans
7105 Corporate Dr MSPtx-C-35
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December 14, 2011

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	APN:	124-28-616-041

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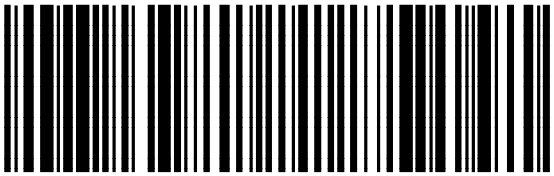

9171 9003 2900 1500 0577 59

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

Dear Bac Home Loans Servicing, Lp:

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 Statues, 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.

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

(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

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 STATUES, 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: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

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

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 Bac Home Loans Servicing, Lp:

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)

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.

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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

(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

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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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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: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

~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)

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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

(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

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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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 STATUES, 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: M. Medrano
Marina Medrano, Notary Public

M. MEDRANO
Notary Public-State of Nevada
APPT. NO. 09-9432-1
My App. Expires March 20, 2013

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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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 Owing:	$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.

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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.

(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
P.O. BOX 80660
Las Vegas, NV 89180
(702) 856-3808
E-mail: customerservice@amsresults.com

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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)
) 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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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 Owing:	$4,707.87*
	Property:	907 Cornerstone Place N. Las Vegas NV89031
	APN:	124-28-616-041

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Assessment Management Services
Enclosures: Notice of Foreclosure Sale (copy)

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(2)

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N/C Fee: $0.00
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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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Dated: November 06, 2013

BY: _____
Abbey Shaffer
Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

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) ss.
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Marina Arcos, Notary Public in and for
said County and State

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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

M. ARCOS
Notary Public, State of Nevada
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Assessment Management Services
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E-mail: customerservice@amsresults.com
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AMS 800
Mary Johanna Asbury
907 Cornerstone Pl
No Las Vegas, NV 89031-1829

November 07, 2013

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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.

(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, Notary Public in and for
said County and State

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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 Owing:	$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.

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CLARK COUNTY RECORDER

APN#: 124-28-616-041
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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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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 Owing:	$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.

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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

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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)
) 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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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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Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
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November 07, 2013

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	Our Client:	ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION
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	Account Number:	AMS1081-75105
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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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAIL™

ELECTRONI RETURN RECEIVE

RECEIVED
NOV 13 2013
AMS

NIXIE 891 FE 1260 0011/09/13

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 89180066060 *0194-14659-09-43

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 Owing:	$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.

(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

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)
) 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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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

IMPORTANT DOCUMENTS ENCLOSED

RECEIVED
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UNABLE TO FORWARD

BC: 89180066060 *0194-14654-09-43

9171 9003 2900 1500 2904 84

AMS 800

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

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

November 07, 2013

RE:		
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	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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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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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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(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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Marina Arcos, Notary Public in and for
said County and State

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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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
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	Account Number:	AMS1081-75105
	Balance Owing:	$4,707.87*
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	APN:	124-28-616-041

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Recorded By: ANI Pgs: 2
DEBBIE CONWAY
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APN#: 124-28-616-041
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BY: _____
Abbey Shaffer
Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

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) ss.
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Marina Arcos, Notary Public in and for
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M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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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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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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 Owing:	$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)

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

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

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) ss.
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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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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

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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CLARK COUNTY RECORDER

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) ss.
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Marina Arcos, Notary Public in and for
said County and State

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAIL™

11-09-2013 LV-NV-89XXX

ELECTRONI RETURN RECEIVE

RECEIVED
NOV 13 2013

NIXIE 322 DE 1260 0011/14/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 89180066060 *0987-00154-14-33

89180@0660
2 HRDFN1

Assessment Management Services
6655 S. CIMARRON ROAD, SUITE 201 * LAS VEGAS NV 89113 * (702) 856-3808 * FAX (702) 880-4699
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STATE OF NEVADA)
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Marina Arcos, Notary Public in and for
said County and State

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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

IMPORTANT DOCUMENTS ENCLOSED

RECEIVED
NOV 18 2013
AMS

NIXIE 322 FE 1260 0011/14/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 89180066060 *0987-00279-14-33

89180 00660
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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

Assessment Management Services
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Dear Mort Elec Reg Systems, Inc

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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.

(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, Notary Public in and for
said County and State

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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 Owing:	$4,707.87*
	Property:	907 Cornerstone Place N. Las Vegas NV89031
	APN:	124-28-616-041

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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.

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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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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 Owing:	$4,707.87*
	Property:	907 Cornerstone Place N. Las Vegas NV89031
	APN:	124-28-616-041

Dear TaylorBeanWhitakerMortCorp

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Enclosures: Notice of Foreclosure Sale (copy)

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Recorded By: ANI Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

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

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P.O. BOX 80660
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November 07, 2013

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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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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 Owing:	$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.

(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

WHEN RECORDED, MAIL TO:
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c/o ASSESSMENT MANAGEMENT SERVICES
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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

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Notary Public, State of Nevada
Appointment No. 09-9432-1
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	APN:	124-28-616-041

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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)
) 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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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 Owing:	$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.

(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.

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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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 Owing:	$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)

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(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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

EXHIBIT 7-1

EXHIBIT 7-1

(2)

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

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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
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Fees: $18.00
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Requestor:
ASSESSMENT MANAGEMENT SERVI
Recorded By: COJ Pgs: 2
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CLARK COUNTY RECORDER

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

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Abbey Rodriguez
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) ss.
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Marina Arcos, Notary Public in and for
said County and State

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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

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.

(2)

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

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
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(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 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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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

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	APN:	124-28-616-041

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Dated: June 18, 2014

BY:
Abbey Rodriguez
Assessment Management Services, as agent for ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION

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) 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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

9171 9003 2900 1500 3670 01

AMS 800

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

Assessment Management Services
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Marina Arcos, Notary Public in and for
said County and State

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAIL™

ELECTRONI RETURN RECEI

RECEIVED
AUG 04 2014
AMS

NIXIE 891 DE 1260 0008/02/14

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

27 DROP#PHIP 89180-0660

SC: 89180000000 *0194-05681-02-38

9171 9003 2900 1500 3670 70

AMS 800

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

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Mary Johanna Asbury
907 Cornerstone Pl
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Dear Mary Johanna 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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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.

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.

(2)

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

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: 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
me on this day, June 18, 2014.

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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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.

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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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N/C Fee: $0.00
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Receipt #: 2059620
Requestor:
ASSESSMENT MANAGEMENT SERVI
Recorded By: COJ Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

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

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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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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.

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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAIL™

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AUG 04 2014
AMS

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 89180000000 *0194-01602-02-36

89180@0660
27 DRDFN11 89031

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
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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

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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CLARK COUNTY RECORDER

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

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

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) ss.
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M. ARCOS
Notary Public, State of Nevada
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AMS 800
Barbara Mitlyng
Robert E Hill, Esq
2810 S. Rainbow Blvd
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June 18, 2014

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DEBBIE CONWAY
CLARK COUNTY RECORDER

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Trustee Sale No. AMS1081-75105

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(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 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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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

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.

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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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(2)

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

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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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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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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

P.O. Box 80660
Las Vegas, Nevada 89180

CERTIFIED MAIL™

ELECTRONI RETURN RECEIP

RECEIVED
JUN 23 2014
AMS

NIXIE 891 DE 1260 0006/20/14

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 89180066060 *0294-00614-20-38

71 DRDFNI1 89145 89180-00660

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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Very truly yours,
Assessment Management Services
Enclosures: Notice of Foreclosure Sale (copy)

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(2)

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

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

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c/o ASSESSMENT MANAGEMENT SERVICES
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Dated: June 18, 2014

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

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) ss.
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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.

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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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

IMPORTANT DOCUMENTS ENCLOSED

RECEIVED
JUN 25 2014
AMS

NIXIE 891 FE 1260 0006/23/14

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 89180066060 *0194-05076-23-35

71 DROP-HM1 891 89180 00660

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 Owing:	$4,889.73*
	Property:	907 Cornerstone Place N. Las Vegas NV89031
	APN:	124-28-616-041

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

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Marina Arcos, Notary Public in and for
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Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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E-mail: customerservice@amsresults.com
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Mort Elec Reg Systems, Inc
PO Box 2026
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June 18, 2014

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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)

(2)

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

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 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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017

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 Owing:	$4,889.73*
	Property:	907 Cornerstone Place N. Las Vegas NV89031
	APN:	124-28-616-041

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Assessment Management Services
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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.

(2)

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

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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

M. ARCOS
Notary Public, State of Nevada
Appointment No. 09-9432-1
My Appt. Expires Mar 20, 2017