

Bibliography #6

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*Bibliographies list related resources
available in the library collection*

Foreclosure

Nevada Treatises

KFN 730.5 .F6

Nevada Foreclosure and Repossession. Presented by Nancy L. Allf, et al. Eau Claire, WI: National Business Institute, 2000. 159 pages.

KFN 730.5 .F6 E44

Effective Mortgage Foreclosure Techniques in Nevada. Presented by Laurel E. Davis and James D. Green. Eau Claire, WI: National Business Institute, 2001. 97 pages.

KFN 730.5 F6 G74

Greene, James D. and Miller, Shawn W. Money Matters: Keys to Advising Your Clients During Foreclosure and Repossession Actions in Nevada. Eau Claire, WI: National Business Institute, 2005. 170 pages.

KFN 730.5 .F6 N4

Nevada Foreclosure and Related Bankruptcy and Title Issues. Presented by Nancy L. Allf and Cici Cunningham. Eau Claire, WI: National Business Institute, 2002. 44 pages.

General Treatises

HD 1390.5 .B734

Bray, Ilona, et al. Nolo's Essential Guide to Buying Your First Home. 1st ed. Berkeley, CA: Nolo, 2007. 380 pages, includes CD-Rom.

HG 3756 .U54 D48

Detweiler, Gerri . The Ultimate Credit Handbook: Cut Your Debt and Have a Lifetime of Great Credit. 3rd ed. New York, NY: Plume, 2003. 34 pages.

HG 3756 .U54 L46

Leonard, Robin. Credit Repair. Updated by John Lamb. 8th ed. Berkeley, CA: Nolo, 2007. 342 pages, includes CD-ROM.

KF 1501 .Z9 L46

Leonard, Robin. Money Troubles: Legal Strategies to Cope with Your Debts. 9th ed. Berkeley, CA: Nolo, 2003. 320 pages.

KF 1501 .Z9 L6

Leonard, Robin and Lamb, John C. Solve Your Money Troubles: Get Debt Collectors Off Your Back & Regain Financial Freedom. 11th ed. Berkeley, CA: Nolo, 2007. 548 pages.

KF 1524.6 .L468

Leonard, Robin. Bankruptcy: Is it the Right Solution to Your Debt Problems? 2nd ed. Berkeley, CA: Nolo, 2004. 208 pages.

KF 1524.6 .L468

Elias, Stephen. The New Bankruptcy: Will it Work for You? 2nd ed. Berkeley, CA: Nolo, 2007. 356 pages.

KFC 177 .F6 J4

Jensen, Jeff. How to Fight Foreclosure & Win with Honor. California ed. Huntington Beach, CA: Jensen Publications, 1994. 208 pages.

Additional Foreclosure Information

Consumer Credit Counseling Service 1-702-364-0344
www.ccsnevada.org/

Guide to Avoiding Foreclosure 1-702-366-2100
www.hud.gov/foreclosure/index.cfm

Homeownership Preservation Foundation 1-888-995-HOPE
www.995hope.org/

Neighborhood Housing Services of Southern Nevada 1-702-649-0998
<http://www.nwsn.org/>

Neighborhood Stabilization Program
www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/

Nevada 2-1-1
www.nevada211.org/

Nevada Department of Business and Industry 1-702-486-2750
www.business.nv.gov/
www.foreclosurehelp.nv.gov/

Nevada Fair Housing Center 1-702-731-6095
www.nfhc.org/fcprevention.htm

Nevada Foreclosure Law

Nevada Revised Statutes may be found online at www.leg.state.nv.us/law1.cfm

ACTIONS FOR FORECLOSURE OF REAL MORTGAGES

- [NRS 40.430](#) Action for recovery of debt secured by mortgage or other lien; “action” defined.
- [NRS 40.433](#) “Mortgage or other lien” defined.
- [NRS 40.435](#) Judicial proceedings in violation of [NRS 40.430](#); provisions of [NRS 40.430](#) as an affirmative defense.
- [NRS 40.440](#) Disposition of surplus money.
- [NRS 40.450](#) Proceedings when debt secured falls due at different times.

FORECLOSURE SALES AND DEFICIENCY JUDGMENTS

- [NRS 40.451](#) “Indebtedness” defined.
- [NRS 40.453](#) Waiver of rights in documents relating to sale of real property against public policy and unenforceable; exception.
- [NRS 40.455](#) Deficiency judgment: Award to judgment creditor or beneficiary of deed of trust.
- [NRS 40.457](#) Hearing before award of deficiency judgment; appraisal of property sold.
- [NRS 40.459](#) Limitations on amount of money judgment.
- [NRS 40.462](#) Distribution of proceeds of foreclosure sale.
- [NRS 40.463](#) Agreement for assistance in recovering proceeds of foreclosure sale due to debtor or successor in interest; requirements for enforceable agreement; fee must be reasonable.

CONDOMINIUM HOTELS

- [NRS 116B.400](#) Effect of foreclosure or enforcement of lien or encumbrance. [Effective January 1, 2008.]
- [NRS 116B.475](#) Transfer of special declarant’s right. [Effective January 1, 2008.]
- [NRS 116B.630](#) Liens against units for assessments. [Effective January 1, 2008.]
- [NRS 116B.635](#) Foreclosure of liens: Mailing of notice of delinquent assessment; recording of notice of default and election to sell; period during which unit’s owner may pay lien to avoid foreclosure; limitations on type of lien that may be foreclosed. [Effective January 1, 2008.]
- [NRS 116B.640](#) Foreclosure of liens: Mailing of notice of default and election to sell to certain interested persons. [Effective January 1, 2008.]
- [NRS 116B.650](#) Foreclosure of liens: Procedure for conducting sale; purchase of unit by association or hotel unit owner; execution and delivery of deed; use of proceeds of sale. [Effective January 1, 2008.]
- [NRS 116B.655](#) Foreclosure of liens: Effect of recitals in deed; purchaser not responsible for proper application of purchase money; title vested in purchaser without equity or right of redemption. [Effective January 1, 2008.]
- [NRS 116B.660](#) Foreclosure of liens: Requests by interested persons for notice of default and election to sell; right of association or hotel unit owner to waive default and withdraw notice or proceeding to foreclosure. [Effective January 1, 2008.]

FORECLOSURE CONSULTANTS AND FORECLOSURE PURCHASERS

GENERAL PROVISIONS

- [NRS 645F.300](#) Definitions.

UNLAWFUL ACTS AND PENALTIES

- [NRS 645F.400](#) Foreclosure consultants: Prohibited acts.
- [NRS 645F.410](#) Foreclosure consultants: Administrative penalties; disposition of money collected as administrative penalties; appointment of hearing officers or panels by Commissioner; claims for attorney’s fees and investigative costs.
- [NRS 645F.420](#) Foreclosure consultants: Homeowner may bring action to recover damages.
- [NRS 645F.430](#) Foreclosure purchasers: Criminal penalty for fraud or deceit against homeowner.
- [NRS 645F.440](#) Foreclosure purchasers: Transaction rescinded due to fraud or deceit upon homeowner.
- [NRS 645F.450](#) Cumulative nature of penalties.

ADDITIONAL FORECLOSURE STATUTES

- [NRS 32.010](#) Cases in which receiver may be appointed.
- [NRS 40.060](#) Court may enjoin injury to property during foreclosure.
- [NRS 40.495](#) Waiver of rights; separate action to enforce obligation; available defenses.
- [NRS 107.025](#) Estate for years: Encumbrance by deed of trust; foreclosure by exercise of power of sale.
- [NRS 107.085](#) Restrictions on trustee’s power of sale concerning certain trust agreements: Applicability; service of notice upon grantor; scheduling of date of sale; form of notice; judicial foreclosure not prohibited; “unfair lending practice” defined.
- [NRS 107A.260](#) Enforcement by appointment of receiver.
- [NRS 108.229](#) Recording and service of amended notice of lien; variances; errors or mistakes do not defeat lien; exceptions; amendments; substitution of defendants; sufficiency of notice of lien.
- [NRS 108.239](#) Action to enforce notice of lien: Complaint; required notices; joinder of persons holding or claiming notice of lien; consolidation of actions; hearing and judgment; preferential trial setting; binding arbitration; sale of property.
- [NRS 108.2421](#) Action against principal and surety on surety bond and debtor: Action before or after surety bond is recorded; time within which to commence action; preferential trial setting; expert witnesses; amount of award to prevailing lien claimant.
- [NRS 108.244](#) Limitation on filing complaint for foreclosure of notice of lien.
- [NRS 113.010](#) Successor in office may execute deeds.
- [NRS 113.020](#) Evidentiary effect of deed made by successor in office.
- [NRS 115.010](#) Exemption from sale on execution and from process of court; amount of exemption; exceptions; extension of exemption.
- [NRS 115.090](#) Property not exempt from recovery of money owed to Department of Health and Human Services for Medicaid benefits.
- [NRS 119A.450](#) Provision in contract relieving purchaser of obligation upon foreclosure of lien against project; prohibition against sale or pledge of notes or contracts of sale by defaulting developer.
- [NRS 120.300](#) When disclaimer barred or limited.
- [NRS 163.360](#) Foreclosure; bidding in property.
- [NRS 315.99834](#) Mortgages and loans: Related powers.
- [NRS 719.250](#) Provision of information in writing; presentation of records.

