

DOC # 731214  
10/08/2008 03:50PM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-1008 PG-1217 RPTT: 0.00



APN # 1319-30-710-007  
Trustee's Sale # N25825  
First American Title Nevada/NDTS # \_\_\_\_\_  
PropertyAddress: 495 Tramway Drive #7

3665494-AJ

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER  
HOMEOWNERS ASSOCIATION LIEN**

**IMPORTANT NOTICE**

**WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS  
NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT  
IS IN DISPUTE!**

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT  
MAY BE SOLD WITHOUT ANY COURT ACTION and you may have the legal right to bring your account in  
good standing by paying all your past due payments plus permitted costs and expenses within the time permitted  
by law for reinstatement of your account. No sale date may be set until ninety (90) days from the date this notice  
of default was mailed to you. The date this document was mailed to you appears on this notice.

This amount is \$4,648.37 as of October 07, 2008 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes)  
required by your note and deed of trust or mortgage, or as required under your Covenants Conditions and  
Restrictions. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the  
property or pay other obligations as required by your note and deed of trust or mortgage, or as required under your  
Covenants Conditions and Restrictions, the Tahoe Village Unit No. 2 (the Association) may insist that you do so  
in order to reinstate your account in good standing. In addition, the Association may require as a condition to  
reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes and hazard  
insurance premiums.

Upon your request, this office will mail you a written itemization of the entire amount you must pay. You  
may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you  
must pay all amounts in default at the time payment is made. However, you and your Association may mutually  
agree in writing prior to the foreclosure sale to, among other things, 1) provide additional time in which to cure the  
default by transfer of the property or otherwise; 2) establish a schedule of payments in order to cure your default;  
or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the  
obligation being foreclosed upon or a separate written agreement between you and your Association permits a  
longer period, you have only the legal right to stop the sale of your property by paying the entire amount  
demanded by your Association.

To find out about the amount you must pay, or arrange for payment to stop the foreclosure, or if your  
property is in foreclosure for any other reason, contact: Nevada Association Services, Inc. on behalf of Tahoe  
Village Unit No. 2, 6224 W. Desert Inn Road, Suite A, Las Vegas, NV 89146. The phone number is (775) 322-  
8005 or toll free at (888) 627-5544.

If you have any questions, you should contact a lawyer or the Association which maintains the right of  
assessment on your property.

Trustee's Sale # N25825

Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

**REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT  
TAKE PROMPT ACTION.  
NOTICE IS HEREBY GIVEN THAT NEVADA ASSOCIATION  
SERVICES, INC.**

is the duly appointed agent under the previously mentioned Notice of Delinquent Assessment Lien, with the owner(s) as reflected on said lien being Jeffrey J. Larsen, dated December 13, 2007, and recorded on December 21, 2007 as instrument number 0715187 in the official records of Douglas County, Nevada, executed by Tahoe Village Unit No. 2, hereby declares that a breach of the obligation for which the Covenants Conditions and Restrictions, recorded on July 26, 1989, as instrument number 207446 Book 789 page 3011, as security has occurred in that the payments have not been made of homeowner's assessments due from July 01, 2007 and all subsequent homeowner's assessments, monthly or otherwise, less credits and offsets, plus late charges, interest, trustee's fees and costs, attorney's fees and costs and Association fees and costs.


That by reason thereof, the Association has executed and delivered to said agent 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.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Nevada Associations Services, Inc., whose address is 6224 W. Desert Inn Road, Suite A, Las Vegas, NV 89146 is authorized by the association to enforce the lien by sale.

Legal Description: Unit 7, of Lot 23 Condominiums, as set forth on Sheet 7 of the Third Amended Map of Tahoe Village Unit No. 2, filed for record August 14, 1979, as Document No. 35555, Official Records of Douglas County, State of Nevada in the County of Douglas

Dated: October 07, 2008



By: Shea Watkins, of Nevada Association Services, Inc.  
on behalf of Tahoe Village Unit No. 2

When Recorded Mail To:  
Nevada Association Services, Inc.  
6224 W. Desert Inn Road, Suite A  
Las Vegas, NV 89146  
(775) 322-8005  
(888) 627-5544



BK-1008  
PG-1218