

OFFICIAL RECORD

Requested By:

DEBORAH PALMER

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00
BK-1008 PG- 2260 RPTT: 0.00



Recording requested by:

Stodick Estates South Homeowners Association
C/O Deborah A. Palmer, Attorney
P.O. Box 11250
Zephyr Cove, NV 89448
Re: APN 1220-03-111-046

**NOTICE OF DEFAULT AND ELECTION TO SELL UNIT
TO SATISFY DELINQUENT ASSESSMENT LIEN**

**TO: Jamie L. Parkins
Brandilee M. Parkins
-and any other interested parties
1420 Kittyhawk Ave.
Gardnerville, NV 89410
(APN 1220-03-111-046)**

Please be advised that the undersigned Deborah A. Palmer (Palmer) is **Stodick Estates South Homeowners Association's** ("Association") attorney and person designated by the Association to foreclose its assessment lien. Palmer is located at 218 Elks Point Road, Suite 305, P.O. Box 11250, Zephyr Cove, NV 89448, phone 775-588-2506.

Under Nevada Revised Statutes, NRS 116.3116, unpaid homeowners' assessments are a lien against your individual unit. The lien attaches at the time the assessment becomes due. According to Stodick's HOA's records, we have the following information about the lien:

Name of Unit Owner: Jamie L. Parkins
Brandilee M. Parkins
Address of Unit Assessed 1420 Kittyhawk Ave.
And Unit Owner: Gardnerville, NV 89410
Legal Description: Lot 46, Block D, as shown on the map entitled Stodick Estates South, Phase 2, Gardnerville, in the County of Douglas, State of Nevada, Filed June 6, 2005, as Document No. 646056 in the Office Of the County Recorder of said County.

TOTAL LIEN DUE AND OWING TO DATE: \$651.00

Breakdown of Delinquent Assessment Lien:

Date	Quarter	Amount	Balance
07/01/06	3d	111.00	111.00
10/01/06	4 th	60.00	171.00
01/01/07	1 st	60.00	231.00
04/01/07	2d	60.00	291.00
07/01/07	3d	60.00	351.00

10/01/07	4 th	60.00	411.00
01/01/08	1 st	60.00	471.00
04/01/08	2d	60.00	531.00
07/01/08	3d	60.00	591.00
10/01/08	4 th	60.00	651.00
Total Lien Due and Owing:			<u>\$651.00</u>
TOTAL COSTS TO DATE:			<u>\$305.32</u>
(Trustee Sale Guarantee-\$300.00/Postage-\$5.32)			
TOTAL ATTORNEYS FEES TO DATE:			<u>\$600.00</u>
TOTAL DUE AND OWING IN FULL:			<u><u>\$1556.32</u></u>

NRS 116.31162 provides that if you fail to pay the full amount of the lien, including costs, fees and expenses within 90 days from the date of recording of this notice, Stodick Estates South Homeowners Association "or other person conducting the sale" may foreclose its lien by sale.

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

STODICK ESTATES SOUTH HOMEOWNERS ASSOCIATION

By: Deborah A. Palmer
Deborah A. Palmer

Its: Attorney and Person Designated By
Association for Purpose of Foreclosing Lien

ACKNOWLEDGMENT

STATE OF NEVADA)
COUNTY OF DOUGLAS) ss.

On October 14, 2008, before me, a Notary Public for said State, personally appeared Deborah A. Palmer, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the entity upon whose behalf of which she acted, executed the instrument.

I certify under the penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

Witness my hand and official seal.

Peter Adamco
Notary Public

