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DOC # 0731460
10/14/2008 04:03 PM Deputy: ED
OFFICIAL RECORD
Requested By:
DEBORAH PALMER

Douglas County - NV Karen Ellison - Recorder

Fee:

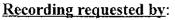
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15.00

BK-1008 PG- 2260 RPTT:

0.00



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 Avc.

And Unit Owner:

Gardnerville, NV 89410

Legal Description:

Lot 46, Block D, as shown on the map entitled Stodiek 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	$4^{ m th}$	60.00	651.00
Total Lien Due and	Owing:		<u>\$65</u> 1.00
TOTAL COSTS TO	\$305.32		

(Trustee Sale Guarantee-\$300.00/Postage-\$5.32)

TOTAL ATTORNEYS FEES TO DATE:

\$600.00

TOTAL DUE AND OWING IN FULL:

\$1556.32

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: Meborana. Farmere

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.

Notary Public



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