

APN: 1319-30-614-003

Recording Requested by
and When Recorded Mail to:
Michael L. Matuska, Esq.
BROOKE SHAW ZUMFFT
1590 Fourth Street, Suite 100
P.O. Box 2860
Minden, NV 89423

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 2 Fee: 65.00
BK-1009 PG- 3253 RPTT: 0.00



NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN:

That that Lot 10 Condominium Owners' Association, pursuant to the assessment provisions contained in the Nevada Revised Statutes and the adopted Covenants, Conditions and Restrictions recorded in the Official Records of Douglas County, Nevada, at Book 279, Page 303, Document Number 29714, claims a lienable interest against the below described properties for the failure of the owner(s) of record to pay certain dues, assessment, fees, charges, and rates to the said Association. The Association hereby gives notice of its perpetual lien on and against said property pursuant to the adopted Covenants, Conditions and Restrictions and notice of the intent of the Association to sell the unit to satisfy the lien.

Name and address of record owner(s)
Chris McGovern and Yvette Leddy
11840 Sutton Road
Petaluma, CA 94952

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

Description of property:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Unit C, as set forth on the Condominium Map of Lot 1- of Second Amended Map of Tahoe Village, Unit No. 2, recorded February 2, 1979, as Document No. 29640, Official Records of Douglas County, State of Nevada and Third Amended Map recorded August 14, 1979 as Document No. 35555.

Together with an undivided 1/8th interest in and to that portion designated as common area as set forth on the Condominium Map of

Lot 10 of Second Amended Map of Tahoe Village Unit No. 2, recorded February 2, 1979, as Document No. 29640, Official Records of Douglas County, State of Nevada. APN 1319-30-614-003

The delinquent assessments and/or other sums due the Lot 10 Condominium Owners' Association are identified as follows as of the date below

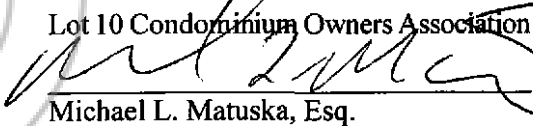
- 1. Regular Assessments \$ 5,200.00
- Special Assessments \$ 2,500.00
- Accrued interest (as of 30 September 2009) \$ 777.45
- Attorney's Fees (Est. as of date below) \$ 1250.00
- Other Costs (Est. as of date below) \$ 100.00
- Total \$ 9,827.45**

- 2. Plus:
 - a. Additional per diem accrued interest in the amount of \$1.44 per day (calculated at the rate of seven percent (7%) per annum) from 1 October 2009 until all sums are paid
 - b. Future assessments and other sums as listed as they accrue. These assessments are as follows: January 1, 2010 \$550 (est.)

- 3. Less: Any overpayment for costs and attorney's fees which will be refunded immediately after payment. Noticed Parties may call first for a final account of costs and attorney's fees.

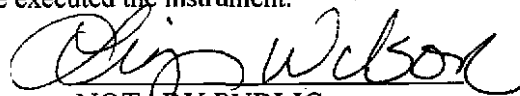
The person authorized by the Association to enforce the lien by sale is Brooke · Shaw · Zumpft.

Date: October 16, 2009

Lot 10 Condominium Owners Association
By: 
Michael L. Matuska, Esq.
BROOKE · SHAW · ZUMPFT
1590 Fourth Street, Minden, Nevada 89423
(775)782-7171

STATE OF NEVADA }
COUNTY OF DOUGLAS } ss.

On October 16, 2009, personally appeared before me, a notary public, MICHAEL L. MATUSKA, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.


NOTARY PUBLIC

