

Douglas County - NV
Karen Ellison - Recorder
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BK-1210 PG- 6489 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: James T. Connelly -and any other interested person
1374 Bryan Lane
Gardnerville, NV 89410
(APN 1220-03-110-028)**

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 276 Kingsbury Grade, Suite 206, Stateline, NV 89449, with a mailing address of P.O. Box 11250, Zephyr Cove, NV 89448, telephone 775-588-2506, facsimile 775-588-8223..

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: James T. Connelly, a married man as his sole and separate property
Address of Unit Assessed 1374 Bryan Lane
And Unit Owner: Gardnerville, NV 89410
Legal Description: Lot 22, Block B, as shown on the map entitled Stodice Estates South, Phase 1, Gardnerville, in the County of Douglas, State of Nevada, Filed December 13, 2004, as Document No. 631678 in the Office Of the County Recorder of said County and as amended by a Certificate of Amendment recorded January 28, 2005 in Book 0205 Page 10247 as Document No. 635505 of Official Records.

TOTAL LIEN DUE AND OWING TO DATE: \$2,826.00

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
01/01/09	1 st	60.00	711.00
04/01/09	2 nd	60.00	771.00
07/01/09	3d	60.00	831.00
10/01/09	4 th	60.00	891.00
01/01/10	1 st	60.00	951.00
04/01/10	2 nd	60.00	1011.00
07/01/10	3 rd	60.00	1071.00
10/01/10	4 th	60.00	1131.00

Total Lien Due and Owning: \$1131.00
TOTAL COSTS TO DATE: \$ 640.64
 (Trustee Sale Guarantee-\$300.00/Postage-\$5.32)
 (Amended Trustee Sale Guarantee-\$300.00/Postage-\$5.32)
 (Recording Costs-\$30.00)
TOTAL ATTORNEYS FEES TO DATE: \$2250.00
TOTAL DUE AND OWING IN FULL: \$4021.64

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, Esq.

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

ACKNOWLEDGMENT

STATE OF NEVADA)
COUNTY OF DOUGLAS) ss.

On December 23, 2010, 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.

Julia Blair
 Notary Public

