

OFFICIAL RECORD  
Requested By:  
MATUSKA LAW OFFICES

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 3 Fee: 16.00  
BK-0612 PG-1116 RPTT: 0.00



APN: 1319-30-622-005

Recording Requested by  
and When Recorded Mail to:  
Michael L. Matuska, Esq.  
MATUSKA LAW OFFICES, LTD.  
937 Mica Drive, Suite 16A  
Carson City, Nevada 89705

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**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN:

That Lot 21 Condominium Owners Association (the "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, on 6 February 1979 at Book 279, Page 353, Document Number 29715 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):

Sierra North Bowl, Inc.  
c/o Robert Huckaby, Esq.  
P.O. Box 5096  
Stateline, NV 89449-5096

Also mail to:

Cameron R. Wheeler  
Anise T. Wheeler  
4322 Riverbank Court  
Stockton, CA 95219

**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 situated in the County of Douglas, State of Nevada, commonly known as 771 North Bowl Lane #E, Stateline, Nevada, more particularly described as:

Unit E as set forth on the Condominium Map of Lot 21, of Second Amended Map of TAHOE VILLAGE UNIT NO. 2 recorded February 2, 1979, as Document No. 29641, Official Records of Douglas County, State of Nevada

Together with an undivided 1/8<sup>th</sup> interest in and to that portion designated as Common Area as set forth on the Condominium Map of Lot 21, of Second Amended Map of TAHOE VILLAGE UNIT NO. 2, recorded February 2, 1979, as Document No. 29641, Official Records of Douglas County, State of Nevada.

Assessor's Parcel No. 1319-30-622-005

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including easements and water rights, if any, and any reversions, remainders, rents, issues or profits thereof.

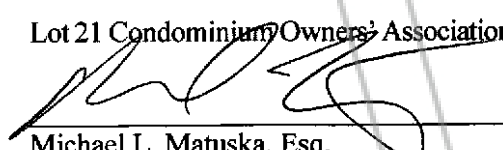
The delinquent assessments and/or other sums due the Association are identified as follows as of the date below:

- |    |  |                   |
|----|--|-------------------|
| 1. | Regular Assessments as of 1 April 2012<br>(includes finance charges)   | \$1,352.95        |
|    | Attorney's Fees as of the date below (est.)  | \$ 397.50         |
|    | Costs of Collection as of the date below (est.)  | <u>\$ 50.00</u>   |
|    | <b>TOTAL:</b>  | <b>\$1,800.45</b> |
| 2. | Plus:  |                   |
|    | a. Additional per diem accrued interest in the amount of \$.26 per day (seven percent (7%) per annum) from and until all sums are paid.  |                   |
|    | b. Future assessments and other sums as listed as they accrue. These assessments are as follows: July 1, 2012  | \$675 (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 Michael L. Matuska, Esq.

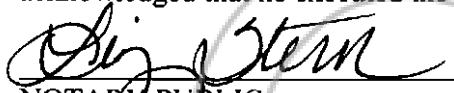
Date: June 5, 2012

Lot 21 Condominium Owners' Association

By:   
Michael L. Matuska, Esq.  
MATUSKA LAW OFFICES, LTD.  
937 Mica Drive, Suite 16A  
Carson City, Nevada 89705  
(775) 392-2313

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) ss.

On June 5, 2012, 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

