

16

Doc Number: **0811053**

10/17/2012 09:40 AM

OFFICIAL RECORDS

Requested By
Robert C Maddox & Assoc

APN: 1419-27-511-002

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00
Bk: 1012 Pg: 4435

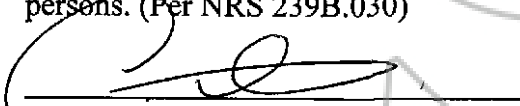
Robert C. Maddox & Associates
10587 Double R Blvd., Ste. 100
Reno, Nevada 89521



Deputy: ar

NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN
HOMEOWNERS' ASSOCIATION

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)


Caroline Carter

Paralegal
Title

NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN
HOMEOWNERS' ASSOCIATION

Notice is hereby given of this Notice of Delinquent Assessment and Claim of Lien for homeowner association assessments. Canyon Creek Estates Homeowners Association, a non-profit corporation, hereinafter called Association, was formed to provide the maintenance and preservation of the common area of the Association in the County of Douglas, State of Nevada pursuant to NRS 116.3116 for the services performed which were to be and were actually furnished, used and performed. A lien for the amounts due and owing is claimed by Association against the following described property located in the County of Douglas, State of Nevada, commonly known as 294 James Canyon Loop, Genoa, Nevada more particularly described as follows:

LOT 57 OF CANYON CREEK PHASE 2, A COMMON INTEREST COMMUNITY, ACCORDING TO THE FINAL SUBDIVISION MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MARCH 15, 2007 IN BOOK 307, PAGE 4530 AS DOCUMENT NO. 697065 OF OFFICIAL RECORDS.

That James Canyon LLC, is the name of the owner or reputed owner of said property and improvements hereinabove described.

That delinquent assessments, which shall constitute a lien against the above described property, amount to ***NINE THOUSAND ONE HUNDRED DOLLARS AND NO/100*** (\$9,100.00) plus all accrued and accruing late charges, fees, fines, foreclosure fees, transfer fees, attorney's fees and costs and other charges, as provided in the RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANYON CREEK ESTATES, Recorded October 31, 2005, as Document No. 0659269 of the Official Records of Douglas County, State of Nevada, and any supplements or amendments thereto, and which have been supplied to and agreed to by said owners or reputed owners. That the Association has made demand for payment of the total amount due and owing but said sum has not been paid.

That the amount now owing and unpaid total \$9,100.00 as of September 30, 2012, and increases at the rate of \$140.00 per month, plus late charges in the amount of \$25.00 per quarter, plus interest, plus continuing fees, fines, foreclosure fees, transfer fees, attorney's fees and costs and other charges and the fees of the Managing Body of the Association incurred in connection with the collection and foreclosure of this lien and other necessary action.

WHEREFORE, the Association, this lien claimant, claims the benefit of laws relating to liens upon said property and buildings and other improvements thereon, as above described, upon the land which the same is erected, together with convenient space above the same as may be and for the costs of preparation and recordation of this claim of lien, the whole of said property being reasonably necessary for the proper use and occupancy of said buildings and other improvements situated thereon.

UNLESS YOU NOTIFY US WITHIN 30 DAYS AFTER RECEIPT OF THIS LETTER THAT THE VALIDITY OF THIS DEBT OR ANY PORTION THEREOF, IS DISPUTED, WE WILL ASSUME THAT THE DEBT IS VALID. IF YOU DO NOT NOTIFY US OF A DISPUTE, VERIFICATION OF THE DEBT WILL BE OBTAINED AND MAILED TO YOU. ALSO UPON YOUR WRITTEN REQUEST WITHIN 30 DAYS, YOU WILL BE PROVIDED WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR IF DIFFERENT FROM THE CURRENT CREDITOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ALL INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSE.

Dated this 15th day of October, 2012.

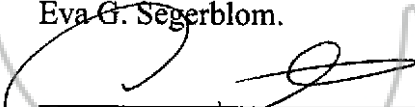
ROBERT C. MADDOX & ASSOCIATES
Eva G. Segerblom, attorney for
Canyon Creek Estates Homeowners
Association




Eva G. Segerblom, Esq.

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on the 15 day of October, 2012 by
Eva G. Segerblom.



Notary Public

 **C. CARTER**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 12-8413-2 - Expires May 3, 2016