

APN: 1319-30-628-017

When recorded mail to:  
Kern & Associates, Ltd.  
5421 Kietzke Lane, Suite 200  
Reno, NV 89511

DOC # 815191  
12/27/2012 08:41AM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
Stewart Title of Nevada Re  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-1212 PG-7170 RPTT: 0.00



### NOTICE OF HOMEOWNERS ASSOCIATION SALE

**WARNING! A SALE OF YOUR PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE. YOU MUST ACT BEFORE THE SALE DATE. IF YOU HAVE ANY QUESTIONS PLEASE CALL KERN & ASSOCIATES, LTD. AT 775-324-5930. IF YOU NEED ASSISTANCE PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, AT 877-829-9907 IMMEDIATELY.**

Owners name(s)/reputed owners name(s): Lehanne Marie Campbell

On February 5, 2013, at 11:30 a.m., Kern & Associates, Ltd., under and pursuant to the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, dated May 24, 2011, executed by Kern & Associates, Ltd. as attorney for the Managing Body of the Snowdown Homeowner Association, such lien being properly assessed and recorded May 25, 2011, as Document No. 078376, of Official Records of Douglas County, Nevada pursuant to NRS 116.3116, in favor of Snowdown Homeowner Association, by reason of the breach of assessment obligation secured thereby, a Notice of Default and Election to Sell was recorded May 17, 2012, as Document No. 802474, of Official Records of Douglas County, State of Nevada, will sell at public auction to the highest bidder, lawful money of the United States of America, at the Douglas County Courthouse located at 1625 8<sup>th</sup> Street, Minden, Nevada, without covenant or warrant expressed or implied, regarding title, possession, or encumbrances, all right, title and interest of the owner, without equity or right of redemption, the real property situate in the County of Douglas, State of Nevada, purported to be 331 Tramway Drive #A06, Stateline, NV, more fully described as follows:

**PARCEL 1:**

Unit 6, of the AMENDED MAP OF SNOWDOWN, being all of Lot 57, located in Tahoe Village Subdivision Unit 1, Douglas County, Nevada, filed for record on October 29, 1974, as Document No. 76164.



PARCEL2:

An undivided 1/26<sup>th</sup> interest in all of the "Common Area" as shown on the AMENDED MAP OF SNOWDOWN, being all of Lot 57, located in Tahoe Village Subdivision Unit No. 1, Douglas County, Nevada, filed for record on October 29, 1974, as Document No. 76164.

for the purpose of satisfying the assessment obligation secured by said assessment lien, estimated to wit: \$9,397.22, plus late charges interest, any subsequent assessments, fees, charges and expenses, advance and costs of the Homeowner's Association or its Agent, under the terms of the assessment lien. Please call Kern & Associates, Ltd. at 775-324-5930 in order to obtain the exact amount to cure this default. Notice is hereby given that funds to cure the default or to bid at the sale must be in the form of cash or a cashier's check made payable to Snowdown Homeowner Association.

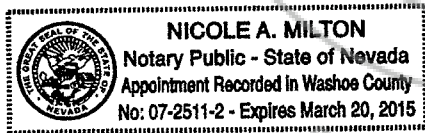
Dated: December 21, 2012

Kern & Associates, Ltd. As Attorney  
For the Managing Body of Snowdown  
Homeowner Association

Gayle A. Kern, Esq.  
5421 Kietzke Lane, Suite 200  
Reno, NV 89511  
(775) 324-5930

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF WASHOE        )

This instrument was acknowledged before me on December 21,  
2012 by Gayle A. Kern, Esq.

  
NOTARY PUBLIC