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APN: 1320-32-713-019

Doc Number: **0826797**

07/09/2013 11:44 AM

OFFICIAL RECORDS

Requested By:

COTTONWOOD VILLAGE HOA

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 2

Fee: \$ 15.00

Bk: 0713 Pg: 1693



Deputy: gb

✓ WHEN RECORDED, RETURN TO:
Cottonwood Village Homeowners Association
PO Box 1442
Minden, NV 89423

**NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN
HOMEOWNERS ASSOCIATION**

Notice is hereby given of Delinquent Assessment and Claim of Lien for homeowners association assessments. The Cottonwood Village Homeowner's Association, a non-profit corporation, hereinafter called Association, was formed to provide enforcement and 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 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 Unit 1, 1179 Cottonwood, Gardnerville, NV 89410 more particularly described as follows:

Lot 19, in Block A, as set forth on that certain official Plat of Cottonwood Village Homeowners Association, filed for record in Book 1002, Page 6199 in the Office of the County Recorder of Douglas County, State of Nevada.

And that the whole of said real estate upon which the buildings are situated is reasonably necessary for the convenient use and occupancy of the said buildings.

That Robert Aten is the name of the owner or reputed owner of said property and improvements hereinabove described.

That the prorate assessment and special assessment, which shall constitute a lien against the above described property amount to \$200.00 monthly plus all accrued interest and accruing late charges of \$20.00 per month as provided in the Association's COVENANTS, CONDITIONS AND RESTRICTIONS, recorded 12-31-1987, as Document 169846 of Official Records of Douglas County, State of Nevada, and any supplements or amendment thereto, and which have been supplied to and agreed to by said owner or reputed owner. That the Association has made demand for payment of the total amount due and owing but said sum has not been paid.

That the amounts now owing and unpaid totals \$1,150.00 as of 6-01-2013, and increases at the rate of \$200.00 monthly along with late charges in the amount of \$20.00 for four additional months until a total of 9 months of fees, penalties and interest are owed to the Association..

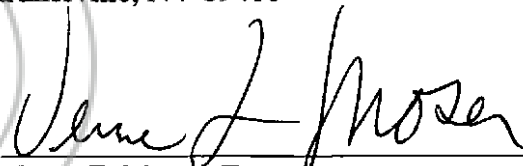
WHEREFORE, the Association, this lien claimant, claims the benefit of laws relating to liens upon said property and buildings and other improvements thereon, as above described, upon the land which the same is erected, together with convenient space above the same as may be and for the costs and preparation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

Please be advised that this document constitutes neither a demand for payment of the referenced debt nor a notice of personal liability to any recipient hereof who might have received a discharge of such debt in accordance with applicable bankruptcy laws or who might be subject to the automatic stay of Section 362 of the United States Bankruptcy Code. This letter is being sent to any such parties merely to comply with applicable state law governing foreclosure of liens pursuant to Chapter 116 of Nevada Revised Statutes.

UNLESS YOU NOTIFY US WITHIN 30 DAYS AFTER RECEIPT OF THIS DOCUMENT THAT THE VALIDITY OF THIS DEBT OR ANY PORTION THEREOF, IS DISPUTED, WE WILL ASSUME THAT THE DEBT IS VALID. IF YOU DO 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 THAT OF CURRENT CREDITOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ALL INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSE.

Dated: June 25, 2013

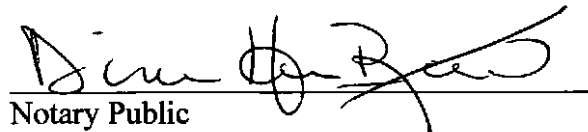
Cottonwood Village Homeowners Association
1179 Cottonwood Street
Gardnerville, NV 89410



Verne F. Moser, Treasurer
PO Box 325
Volcano, CA 95689

CALIFORNIA OR
STATE OF NEVADA)
Amador) SS.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 6/28/2013, 2013 by
Verne F. Moser.


Notary Public