

Doc Number: **0829625**

08/27/2013 02:02 PM

OFFICIAL RECORDS

Requested By  
MATUSKA LAW OFFICES

APN: 1420-35-411-021

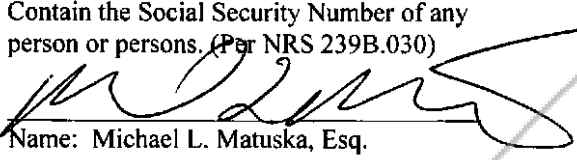
DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00  
Bk: 0813 Pg: 7346

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



I, the undersigned, hereby affirm that this Document submitted for recording does not Contain the Social Security Number of any person or persons. (Per NRS 239B.030)

  
Name: Michael L. Matuska, Esq.

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN:

That SKYLINE RANCH ASSOCIATION, a Nevada non-profit corporation, pursuant to NRS 116.3116 and the Declaration of Covenants, Conditions and Restrictions for Skyline Ranch, recorded on 12 June 2001 as Document No. 0516290, in the Official Records of Douglas County, State of Nevada, claims a lienable interest against the below described property for the failure of the owners of record to pay certain dues, assessments, 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 Declaration of Covenants, Conditions and Restrictions and notice of the intent of the Association to sell the property to satisfy the lien.

Name and Address of Record Owner(s):  
George K. Baba  
Sandra J. Baba  
1707 Chiquita Circle  
Minden, NV 89423

**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:

THE LAND REFERENCED HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:

LOT 77, IN BLOCK B, AS SET FORTH ON THE FINAL SUBDIVISION MAP FSM #94-04-02 FOR SKYLINE RANCH PHASE 2 FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON JUNE 18, 2003, IN BOOK 0603, OF OFFICIAL RECORDS, PAGE 9143 AS DOCUMENT NO. 0580419.

APN 1420-35-411-021

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

1.	Regular Assessments and fees (as of 21 August 2013)	\$ 855.50
	Fees pursuant to NAC 116.470	\$ 725.00
	Other Costs	<u>\$ 12.22</u>
	<b>Total</b>	<b>\$ 1,592.72</b>

2. Plus:
  - a. Additional per diem accrued interest in the amount of [\$0.31] per day (calculated at the rate of seven percent (7%) per annum) from 1 August 2013 until all sums are paid.
  - b. Future assessments and other sums as listed as they accrue. These assessments are currently scheduled as follows:
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, MATUSKA LAW OFFICES.

Date: 26<sup>th</sup> day of August 2013

~~SKYLINE RANCH ASSOCIATION~~

By:



Michael L. Matuska, Esq.  
MATUSKA LAW OFFICES  
937 Mica Drive  
Carson City, NV 89705  
(775) 392-2313

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) ss.

On 26 Aug., 2013, 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

