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10/02/2013 03:41 PM

OFFICIAL RECORDS

Requested By  
GAYLE A KERN ESO

APN: 1121-05-512-024

WHEN RECORDED, RETURN TO

Gayle A. Kern, Esq.

Kern & Associates, Ltd.

5421 Kietzke Lane, Suite 200

Reno, NV 89511

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 Of 2 Fee: \$ 15.00

Bk: 1013 Pg: 804



Deputy ar

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**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. The Pine View Estates Homeowners 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 236 Mark Street more particularly described as follows:

LOT 66, AS SET FORTH ON AMENDED RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT, UNIT NO.3, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON FEBRUARY 15, 2002, IN BOOK 0202, PAGE 5047, AS DOCUMENT NO 534794, AND BY AMENDED RECORD OF SURVEY RECORDED SEPTEMBER 10, 2002, IN BOOK 0902, PAGE 2510, AS DOCUMENT NO. 551762

A LEASEHOLD ESTATE AS CREATED BY THAT CERTAIN LEASE DATED OCTOBER 9, 1997, EXECUTED BY AND BETWEEN LEON MARK KIZER AND THE SECRETARY OF THE INTER OF THE UNITED STATES AS LESSOR TO PTP, INC A NEVADA CORPORATION, AS LESSEE, AS DISCLOSED BY A DOCUMENT RECORDED OCTOBER 13, 1997 IN BOOK 1097, PAGE 2349 AS INSTRUMENT NO. 423882 OF OFFICIAL RECORDS.

A DOCUMENT DECLARING MODIFICATIONS THERETO RECORDED OCTOBER 28, 2002 IN BOOK 102, PAGE 1927 AS INSTRUMENT NO. 531835 OF OFFICIAL RECORDS.

A DOCUMENT DECLARING MODIFICATION THERETO RECORDED OCTOBER 28, 2002 IN BOOK 1002, PAGE 11666 AS INSTRUMENT NO. 555928 OF OFFICIAL RECORDS.

A SUBLEASE DATED AUGUST 29, 2002, EXECUTED BY AND BETWEEN PTP, INC., A NEVADA CORPORATION, AS SUB-LESSOR AND OCEAN DUNE LLC, A NEVADA LIMITED LIABILITY COMPANY AS SUB-LESSEE RECORDED AUGUST 30, 2002 IN BOOK 802, PAGE 11504 AS INSTRUMENT NO. 551154 AND RE-RECORDED MAY 28, 2003 IN BOOK 503, PAGE 14393 AS INSTRUMENT NO. 578190 OF OFFICIAL RECORDS.

A SUBLEASE DATED MAY 29, 2003, EXECUTED BY AND BETWEEN OCEAN DUNE LLC, A NEVADA LIMITED LIABILITY COMPANY, AS SUB-LESSOR AND CARMEN C. FORCUM, AND UNMARRIED WOMAN AND PAUL E. PRESSNALL AND DOROTHY E. PRESSNALL, HUSBAND AND WIFE AS JOINT TENANTS, AS SUB-LESSEE RECORDED APRIL 26, 2005 AS DOCUMENT NO. 642800

A SUBLEASE DATED MAY 29, 2005, EXECUTED BY AND BETWEEN CARMEN C. FORCUM, AN UNMARRIED WOMAN AND PAUL E. PRESSNALL AND DOROTHY E. PRESSNALL, HUSBAND AND WIFE AS JOINT TENANTS, AS SUB-LESSOR AND CARMEN C FORCUM, AN UNMARRIED WOMAN, AS SUB-LESSEE RECORDED APRIL 26, 2005 AS DOCUMENT NO. 642800

A SUBLEASE DATED MAY 29, 2005, EXECUTED BY AND BETWEEN CARMEN C. FORCUM, AN UNMARRIED WOMAN, AS SUB-LESSOR AND CARMEN C. FORCUM, AN UNMARRIED WOAMAN AND GARRET SKELTON, A SINGLE MAN AS JOINT TENANTS, AS SUB-LESSEE RECORDED APRIL 26, 2005 AS DOCUMENT NO 642801

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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 Garret E. Skelton & Carmen C. Skelton are the names of the owners or reputed owners of said property and improvements hereinabove described.

That the prorata assessment and special assessment, which shall constitute a lien against the above described property amount to \$89.00 monthly 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 COVENANTS, CONDITIONS AND RESTRICTIONS, recorded 10/13/1997, as Document No. 0423883 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 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 \$2,626.00 as of September 11, 2013, and increases at the rate of \$89.00 monthly, plus late charges, 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 action necessary.

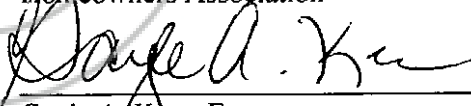
WHEREFORE, the Association, this lien claimant, claims the benefit of laws relating to liens upon said property and buildings and other improvements thereon, as above described, upon the land which the same is erected, together with convenient space above the same as may be and for the costs of preparation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

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 THE CURRENT CREDITOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ALL INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSE.

DATED: September 20, 2013

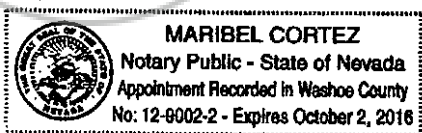
Kern & Associates, Ltd. As Attorney  
For the Managing Body of Pine View Estates  
Homeowners Association



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 September 20, 2013 by Gayle A. Kern, Esq.

  
NOTARY PUBLIC