

APN: 1320-30-215-004

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

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)

DOC # 831806
10/08/2013 08:37AM 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-1013 PG-1672 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): Motta Family Group LLC, a Nevada limited liability company

On November 6, 2013, at 11:30 a.m., Kern & Associates, Ltd., under and pursuant to the Amended Notice of Delinquent Assessment and Claim of Lien Homeowners Association, dated February 20, 2013, executed by Kern & Associates, Ltd. as attorney for the Managing Body of the Ironwood Town Homes Unit Owners' Association, such lien being properly assessed and recorded February 22, 2013, as Document No. 0818789, of Official Records of Douglas County, Nevada pursuant to NRS 116.3116, in favor of Ironwood Town Homes Unit Owners' Association, by reason of the breach of assessment obligation secured thereby, a Notice of Default and Election to Sell was recorded March 29, 2013, as Document No. 820906, 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 Judicial and Law Enforcement Center, 1038 Buckeye Road, 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 1751 Pinewood Drive, Minden, NV, more fully described as follows:

PARCEL ONE:

Lot B-4 as shown on the Map of Ironwood Townhomes, filed in the office of the Douglas County Recorder on August 23, 2005 in Book 0805, Page 10879 as File No. 653084, Official Records.



PARCEL TWO:

The appurtenant garage unit known as Lot G-4 as shown on the map of Ironwood Townhomes, filed in the office of the Douglas County Recorder on August 23, 2005 in book 0805, Page 10879 as File No. 653084, Official Records, as established by Covenants, Conditions and Restrictions recorded August 23, 2005 in Book 0805, Page 10880 as File No. 653085, Official Records.

PARCEL THREE:

An easement for ingress and egress as set forth in the Grant of Easement recorded August 23, 2005 in Book 805, page 10940, Document No. 653086.

for the purpose of satisfying the assessment obligation secured by said assessment lien, estimated to wit: \$22,125.65, 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 Ironwood Town Homes Unit Owners' Association.

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.

Dated: October 3, 2013

Kern & Associates, Ltd. As Attorney
For the Managing Body of Ironwood Town
Homes Unit Owners' Association

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

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on October 3,
2013 by Gayle A. Kern, Esq.


NOTARY PUBLIC