

APN: 1319-19-720-015

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)

01415-9532

DOC # 841020  
04/16/2014 09:12AM Deputy: PK

OFFICIAL RECORD

Requested By:  
Stewart Title of Nevada Re  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-414 PG-2703 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): Sean A. Nicholson and Leslie S. Nicholson, Trustees or their successors in trust, under the Nicholson Family Trust dated May 1, 2008

On May 15, 2014, at 11:30 a.m., Kern & Associates, Ltd., under and pursuant to the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, dated February 14, 2012, executed by Kern & Associates, Ltd. as attorney for the Managing Body of the Summit Village, Inc., such lien being properly assessed and recorded February 16, 2012, as Document No. 0797401, of Official Records of Douglas County, Nevada pursuant to NRS 116.3116, in favor of Summit Village, Inc., by reason of the breach of assessment obligation secured thereby, a Notice of Default and Election to Sell was recorded June 19, 2012, as Document No. 804265, 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 161 Tramway Drive A, Stateline, NV, more fully described as follows:



The following legal description mentioned on the Grant, Bargain, Sale Deeds and the Notice of Default and Election to Sell pursuant to the Liens for Delinquent Assessments recorded December 11, 2012 as Document 814347 is incorrect.

Parcel A of PARCEL MAP OF LOT 564, SECOND AMENDED MAP OF SUMMIT VILLAGE, recorded February 24, 1983, in Book 283, Page 1793, as Document No. 76423, Official Records of Douglas County, State of Nevada.

**The correct legal description is listed below.**

Parcel A of PARCEL MAP OF LOT 564, SECOND AMENDED MAP OF SUMMIT VILLAGE, recorded October 17, 1983, in Book 1083, Page 2616, as Document No. 89542, Official Records of Douglas County, State of Nevada.

for the purpose of satisfying the assessment obligation secured by said assessment lien, estimated to wit: \$8,771.03, 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 Summit Village, Inc..

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: April 11, 2014

Kern & Associates, Ltd. As Attorney  
For the Managing Body of Summit Village,  
Inc

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 April 11,  
2014 by Gayle A. Kern, Esq.

NICOLE A. MILTON  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 07-2511-2 - Expires March 20, 2015

  
NOTARY PUBLIC