

DOC # 842253  
05/09/2014 11:35AM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
North American Title Main  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 1 Fee: \$14.00  
BK-514 PG-1836 RPTT: 0.00

Assessor Parcel Number: 1319-30-627-016  
File Number: R821126  
Property Address: 383 Tramway Dr #D  
Stateline, NV 89449  
Title Order Number: 41916



**NOTICE OF DEFAULT AND ELECTION TO SELL PURSUANT TO THE LIEN FOR DELINQUENT ASSESSMENTS**

◆ IMPORTANT NOTICE ◆

*Red Rock Financial Services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.*

**WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE!**

**NOTICE IS HEREBY GIVEN:** Red Rock Financial Services officially assigned as agent by the The Tahoe Village Homeowners Association, under the Lien for Delinquent Assessments, recorded on 03/03/2014, in Book Number 314 / PG-51, as Instrument Number 838978, reflecting STEPHANIE WELCH as the owner(s) of record on said lien, land legally described as TAHOE VILLAGE #1 LOT 111, of the Official Records in the Office of the Recorder of Douglas County, Nevada, makes known the obligation under the Covenants, Conditions and Restrictions recorded 08/31/1971, in Book Number 90 473, as Instrument Number 54193, has been breached. As of 07/01/2013 forward, all assessments, whether monthly or otherwise, late fees, interest, Association charges, legal fees and collection fees and costs, less any credits, have gone unpaid.

Above stated, the Association has equipped Red Rock Financial Services with verification of the obligation according to the Covenants, Conditions and Restriction in addition to documents proving the debt, therefore declaring any and all amounts secured as well as due and payable, electing the property to be sold to satisfy the obligation. In accordance with Nevada Revised Statutes 116, no sale date may be set until the ninety-first (91) day after the recorded date or the mailing date of the Notice of Default and Election to Sell. As of May 7, 2014, the amount owed is \$5,793.60. This amount will continue to increase until paid in full.


  
Prepared By Eungel Watson Red Rock Financial Services, on behalf of The Tahoe Village Homeowners Association

Dated: May 7, 2014

STATE OF NEVADA )  
COUNTY OF CLARK )

On May 7, 2014, before me, personally appeared Eungel Watson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



When Recorded Red Rock Financial Services  
Mail To: 4775 W. Teco Avenue, Suite 140  
Las Vegas, Nevada 89118  
702-932-6887

