

APN: 1419-26-710-005

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)

01415-11470

DOC # 846096
07/11/2014 12:42PM Deputy: SG
OFFICIAL RECORD
Requested By:
Stewart Title of Nevada Re
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-714 PG-2528 RPTT: 0.00



NOTICE OF DEFAULT AND ELECTION TO SELL

TO: Bran Moore and Lisa Du Pont-Moore, husband and wife as joint tenants

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

Pursuant to NRS 116.3116 et seq., Kern & Associates, Ltd., located at 5421 Kietzke Lane, Reno, NV 89511, as attorneys for Genoa Lakes Resort Homeowners Association, a non-profit corporation, is authorized by the Association to enforce the lien by sale and does hereby give you notice of your default and does hereby elect to sell or cause the sale, to satisfy the obligation owing and arising out of your failure to pay your homeowners association assessments.

The Notice of Delinquent Assessment and Claim of Lien ("NODA") of Genoa Lakes Resort Homeowners Association recorded April 11, 2014 as Document No. 0840933 of Official Records of Douglas County, State of Nevada, securing the obligation of the assessments which was a deficiency in the amount of \$3,783.40, as of the date of the NODA, plus the accruing assessments since that time, late charges, advances, attorney's fees and costs of the agent of the Association.

The total due as of this date is \$5,845.09. The deficiency continues to accrue assessments, late charges, advances, attorney's fees and costs.

Pursuant to NRS 116.3116-116.31166 (inclusive), the sale of the real property described below will be held if the deficiency and total amount due is not completely satisfied and paid within ninety (90) days from the date of the mailing of this Notice of Default and Election to Sell. The real property is situated in the County of Douglas, State of Nevada, purported to be 2874 Cloudburst Canyon and being more fully described as follows:

Lot 20, in Block C, of the Final Subdivision Map, a Planned Unit Development, PD-0016-LDA 02-008 for Canyon Creek Meadows, Phase 1, filed in the Office of the Douglas County Recorder on February 11, 2004 in Book 0204, at Page 4470 as Document No. 604356.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

