

APN: 1121-05-513-003

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

DOUGLAS COUNTY, NV **2014-850220**
Rec:\$15.00
\$15.00 Pgs=2 **10/02/2014 08:19 AM**
STEWART TITLE OF NEVADA RENO
KAREN ELLISON, RECORDER

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)

01415-8859

AMENDED NOTICE OF DEFAULT AND ELECTION TO SELL

TO: Robert L. Shorback, a single man

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 Article IX of the Declaration of Covenants, Conditions and Restrictions, Kern & Associates, Ltd., located at 5421 Kietzke Lane, Reno, NV 89511, as attorneys for Pine View Estates Home Owners 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 Pine View Estates Home Owners Association recorded October 2, 2013 as Document No. 0831581 of Official Records of Douglas County, State of Nevada, securing the obligation of the assessments which was a deficiency in the amount of \$3,763.00, 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 \$1,227.50. The deficiency continues to accrue assessments, late charges, advances, attorney's fees and costs.

Pursuant to Article IX, Section 9.2 of the Covenants, Conditions and Restrictions, 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 4 Conner Way and being more fully described as follows:

Leasehold estate as created by that certain lease recorded June 20, 2006 in Book 606, Page 6733 as Document No. 677635 in the following:

Lot 125 as set forth on Amended Record of Survey for Pineview Development, Unit No. 4 being filed for the record with the Douglas County Recorder on December 23, 2002 in Book 1202, Page 10400 as Document No. 561783, of Official Records.

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.

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 29, 2014

Kern & Associates, Ltd. As Attorney
For the Managing Body of Pine View
Estates Home Owners 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 29, 2014 by Gayle A. Kern, Esq.

 **MARIBEL CORTEZ**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 12-9002-2 - Expires October 2, 2016


NOTARY PUBLIC