APN: 1121-05-510-018

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)

DOUGLAS COUNTY, NV

2014-850519

Rec:\$15.00

\$15.00

Pgs=2

10/08/2014 11:00 AM

STEWART TITLE OF NEVADA RENO

KAREN ELLISON, RECORDER

01415-11262

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 names/reputed owners names: Leon Bouigue & Doris A. Hamann

On November 21, 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 September 20, 2013, executed by Kern & Associates, Ltd. as attorney for the Managing Body of the Pine View Estates Home Owners Association, such lien being properly assessed and recorded October 2, 2013, as Document No. 0831579, of Official Records of Douglas County, Nevada pursuant to Article IX, Section 9.2 of the Covenants, Conditions and Restrictions, in favor of Pine View Estates Home Owners Association, by reason of the breach of assessment obligation secured thereby, an Amended Notice of Default and Election to Sell was recorded June 6, 2014, as Document No. 844032, 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 Courthouse located at 1625 8th Street, 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 State of Nevada, purported to be 229 Mark Street, Gardnerville, NV, more fully described as follows:

Leasehold estate as created by that certain lease dated October 8, 1997, made between Leon Mark Kizer as Lessor, and PTP, Inc., as Lessee, for the terms and upon the terms and conditions contained in said lease

recorded October 13, 1997 in Book 1097, Page 2349 as Document No. 423882, and a sub-lease dated February 23, 2003 mad between Joseph E. Ward and Lucy M. Ward, husband and wife as joint tenants, as Lessor and Leon E. Bouigue, an unmarried man and Doris A. Hamann, an unmarried woman as joint tenants, recorded March 6, 2003 in Book 0303, Page 2323 as Document No. 569190 in the following:

Lot 7 as set forth on Record of Survey for Pineview Development filed for record in the office of the Douglas County Recorder on October 13, 1997 in Book 1097, page 2348 as Document No. 423881 and amended by Record of Survey recorded March 8, 2000 as Document No. 487625, Official Records.

for the purpose of satisfying the assessment obligation secured by said assessment lien, <u>estimated</u> to wit: \$7,174.33, 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 Pine View Estates Home 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 the governing documents.

Dated: September 30, 2014

Kern & Associates, Ltd. As Attorney For the Managing Body of Pine View Estates Home Owners Association

Gayle/A./Kern, Esq.

5421 Kielzke Lane, Suite 200

Reno, NV 89511 (775) 324-5930

STATE OF NEVADA

) ss.

COUNTY OF WASHOE

This instrument was acknowledged before me on 2014 by Gayle A. Kern, Esq.

September 30



NOTARY PUBLIC