



KAREN ELLISON, RECORDER

APN: 1319-30-716-001

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

RICHARD J. McGUFFIN, ESQ.
ALLING & JILLSON, LTD.
Post Office Box 3390
Stateline, NV 89449-3390

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

**NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN
HOMEOWNERS ASSOCIATION**

Notice is hereby given of this Notice of Delinquent Assessment and Claim of Lien for homeowner association assessments. The 428 Quaking Aspen HOA, LLC, hereinafter called Association, was formed and organized to act as the condominium association for the real property identified as 428 Quaking Aspen, Stateline, Nevada. A lien for amounts due and owing is claimed by Association against the following described property located in the County of Douglas, State of Nevada, commonly known as 428 Quaking Aspen, Unit A, more particularly described as follows:

UNIT A AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 120, AMENDED MAP OF TAHOE VILLAGE UNIT NO. 1, FILED FOR RECORD ON MARCH 15, 1981, IN BOOK 381, PAGE 548, DOCUMENT NO. 64105, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN THE COMMON AREA, AS SET FORTH ON CONDOMINIUM MAP OF LOT 120

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

That Ronald Butschy and Debra Carvalho are the names of the owners or reputed owners of said property and improvements hereinabove described.

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That the *pro rata* assessment and special assessment, which shall constitute a lien against the above described property amount to \$300.00 quarterly plus all accrued and accruing late charges, fees, fines, foreclosure fees, transfer fees, attorney's fees and costs and other charges, as provided in the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF 428 QUAKING ASPEN, DOUGLAS COUNTY, NEVADA, recorded May 30, 2007, as Document No. 0702029 in the Official Records of Douglas County, State of Nevada, and any supplements or amendment thereto, and which have been supplied to and agreed to by said owners or reputed owners. That the Association has made demand for payment of the total amount due and owing but said sum has not been paid.

That the amount now owing and unpaid total is \$5,462.50 as of November 5, 2014, and increases at the rate of \$300.00 quarterly, plus late charges, continuing fees, fines, foreclosure fees, transfer fees, attorney's fees and costs and other charges and the fees of the Managing Body of the Association incurred in connection with the collection and foreclosure of this lien and other action necessary.

WHEREFORE, the Association, this lien claimant, claims the benefit of laws relating to liens upon said property and buildings and other improvements thereon, as above described, upon the land which the same is erected, together with convenient space above the same as may be and for the costs of preparation and recordation of this Claim of Lien, the whole of said property being reasonably necessary for the proper use and occupancy of said buildings and other improvements situated thereon.

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.

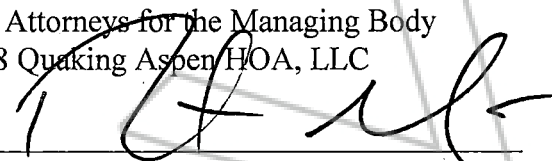
UNLESS YOU NOTIFY US WITHIN 30 DAYS AFTER RECEIPT OF THIS DOCUMENT THAT THE VALIDITY OF THIS DEBT OR ANY PORTION THEREOF, IS DISPUTED, WE WILL ASSUME THAT THE DEBT IS VALID. IF YOU DO NOTIFY US OF A DISPUTE, VERIFICATION OF THE DEBT WILL BE OBTAINED AND MAILED TO YOU. ALSO, UPON WRITTEN REQUEST WITHIN 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: November 5, 2014

ALLING & JILLSON, LTD.
As Attorneys for the Managing Body
428 Quaking Aspen HOA, LLC

By:


RICHARD J. MCGUFFIN, ESQ., #12819
276 Kingsbury Grade, Suite 2000
Post Office Box 3390
Lake Tahoe NV 89449-3390
Ph. (775) 588-6676 • Fax (775) 588-4970
rmcguffin@ajattorneys.com

STATE OF NEVADA)

:ss.

COUNTY OF DOUGLAS)

This instrument was acknowledged before me on November 5, 2014, by RICHARD J. MCGUFFIN for 428 Quaking Aspen HOA, LLC.


NOTARY PUBLIC

