

APN: 1219-22-001-032

When recorded mail to:
✓ Job's Peak Ranch Community Association, Inc.
c/o 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)

TS No. 00214RC

DOUGLAS COUNTY, NV 2015-855536
Rec:\$15.00
Total:\$15.00 01/12/2015 11:42 AM
GAYLE A KERN, ESQ. Pgs=2



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KAREN ELLISON, RECORDER

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 name/reputed owners name: Michael R. Edmunds

On February 18, 2015, at 1:00 p.m., Job's Peak Ranch Community Association, Inc., under and pursuant to the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, dated May 30, 2013, executed by Job's Peak Ranch Community Association, Inc., such lien being properly assessed and recorded June 3, 2013, as Document No. 0824706, of Official Records of Douglas County, Nevada pursuant to NRS 116.3116, in favor of Job's Peak Ranch Community Association, Inc., by reason of the breach of assessment obligation secured thereby, a Notice of Default and Election to Sell was recorded September 12, 2013, as Document No. 830418, 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 1038 Buckeye Road, 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 Douglas, State of Nevada, purported to be 214 Rubicon Court, Gardnerville, NV, more fully described as follows:


Lot 403, in Block A, as set forth on that certain Official Plat of JOB'S PEAK RANCH UNIT 4, Final Subdivision Map Planned Unit Development 2014-4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 12, 2004 in Book 0404 of Official Records, at Page 5560, as Document No. 610012.

for the purpose of satisfying the assessment obligation secured by said assessment lien, **estimated** to wit: \$8,892.34, plus late charges interest, any subsequent assessments, fees, charges and expenses, advance and costs of the Homeowner's Association or its Attorney, 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 Job's Peak Ranch Community Association, Inc..

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.


Dated: December 19, 2014

Job's Peak Ranch Community Association,
Inc.


By: Gayle A. Kern, Esq., Its Attorney
5421 Kletzke Lane, Suite 200
Reno, NV 89511
(775) 324-5930

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on December 19, 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