



KAREN ELLISON, RECORDER

APN: 1319-30-622-004

Recording Requested by  
and When Recorded Mail to:  
Michael L. Matuska, Esq.  
MATUSKA LAW OFFICES  
2310 South Carson Street, Suite 6  
Carson City, NV 89701

I, the undersigned, hereby affirm that this Document submitted for recording does not Contain the Social Security Number of any person or persons, (Per NRS 239B.030)

  
Name: Michael L. Matuska, Esq.

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN:

That LOT 21 CONDOMINIUM OWNERS ASSOCIATION, a Nevada non-profit corporation, pursuant to NRS 116.3116 and the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, recorded on February 6, 1979 as Document No. 29715, in the Official Records of Douglas, State of Nevada, claims a lienable interest against the below described property for the failure of the owner of record to pay certain dues, assessments, fees, charges, and rates to the said Association. The Association hereby gives notice of its perpetual lien on and against said property pursuant to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS and notice of the intent of the Association to sell the property to satisfy the lien.

Name and Address of Record Owner:

CHRISTOPHER MENNIS  
ANNA MENNIS  
771 North Bowl, Unit D  
Stateline, NV 89449

CHRISTOPHER MENNIS  
ANNA MENNIS  
1341 Old Foothill Road  
Gardnerville, NV 89460

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

Description of property:

Unit D as set forth on the CONDOMINIUM MAP of LOT 21 of SECOND AMENDED MAP OF TAHOE VILLAGE UNIT NO. 2 recorded February 2, 1979 as Document No. 29641, Official Records of Douglas County, State of Nevada.

TOGETHER WITH an undivided 1/8<sup>th</sup> interest in and to that portion designated as Common Area as set forth on the CONDOMINIUM MAP of LOT 21 of SECOND AMENDED MAP OF TAHOE VILLAGE UNIT NO. 2 recorded February 2, 1979 as Document No. 29641, Official Records of Douglas County, State of Nevada.

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The delinquent assessments and/or other sums due the ASSOCIATION are identified as follows as of the date below:

1.	Regular Assessments and fees (as of January 1, 2015)	\$ 3,717.27
	Fees pursuant to NAC 116.470	\$ 875.00
	Other Costs	<u>\$ 22.49</u>
	<b>Total</b>	<b>\$ 4,614.76</b>

2. Plus:

- a. Additional per diem accrued interest in the amount of \$0.89 per day (calculated at the rate of seven percent (7%) per annum) from January 1, 2015 until all sums are paid.
- b. Future assessments and other sums as listed as they accrue. These assessments are currently scheduled as follows:  
April 1, 2015, \$710.00 Association Dues continuing quarterly on the first day of each fiscal quarter.

3. Less: Any overpayment for costs and attorney's fees which will be refunded immediately after payment. Noticed Parties may call first for a final account of costs and attorney's fees.

The person authorized by the Association to enforce the lien by sale is Michael L. Matuska, MATUSKA LAW OFFICES.

Date: 20<sup>th</sup> day of January, 2015

**LOT 21 CONDOMINIUM OWNERS ASSOCIATION**

By:

*Michael L. Matuska*  
Michael L. Matuska, Esq.  
MATUSKA LAW OFFICES  
2310 South Carson Street, Suite 6  
Carson City, NV 89701  
(775) 350-7220

STATE OF NEVADA  
COUNTY OF Carson City } ss.

On 20 January 2015, personally appeared before me, a notary public, MICHAEL L. MATUSKA, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

*Liz Stern*  
NOTARY PUBLIC

