

Assessor Parcel Number: 1319-30-628-003
File Number: R823929
Property Address: 331 Tramway Dr #3
Stateline, NV 89449
Title Order Number:

DOUGLAS COUNTY, NV **2015-862730**
Rec:\$14.00
\$14.00 Pgs=1 05/27/2015 01:06 PM
AMERICAN LOT BOOK
KAREN ELLISON, RECORDER

NOTICE OF DEFAULT AND ELECTION TO SELL PURSUANT TO THE LIEN FOR DELINQUENT ASSESSMENTS

◆ IMPORTANT NOTICE ◆

Red Rock Financial Services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

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

NOTICE IS HEREBY GIVEN: Red Rock Financial Services officially assigned as agent by the The Tahoe Village Homeowners Association, under the Lien for Delinquent Assessments, recorded on 03/23/2015, in Book Number , as Instrument Number 2015-859026, reflecting JAMES R. PANDL, SHELE M. PANDL as the owner(s) of record on said lien, land legally described as SNOWDOWN CONDO LOT 57, of the Official Records in the Office of the Recorder of Douglas County, Nevada, makes known the obligation under the Covenants, Conditions and Restrictions recorded 08/31/1971, in Book Number 90 473, as Instrument Number 54193, has been breached. As of 01/01/2014 forward, all assessments, whether monthly or otherwise, late fees, interest, Association charges, legal fees, collection fees and costs, less any credits, and fines for violations posing an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the owners of 331 Tramway Dr #3 or the Association's residents, have not been satisfied.

Above stated, the Association has equipped Red Rock Financial Services with verification of the obligation according to the Covenants, Conditions and Restriction in addition to documents proving the debt, therefore declaring any and all amounts secured as well as due and payable, electing the property to be sold to satisfy the obligation. In accordance with Nevada Revised Statutes 116, no sale date may be set until the ninety-first (91) day after the recorded date or the mailing date of the Notice of Default and Election to Sell. As of May 21, 2015, the amount owed is \$3,513.42. This amount will continue to increase until paid in full.



Prepared By Eungel Watson Red Rock Financial Services, on behalf of The Tahoe Village Homeowners Association

Dated: May 21, 2015

STATE OF NEVADA)
COUNTY OF CLARK)

On May 21, 2015, before me, personally appeared Eungel Watson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


When Recorded Red Rock Financial Services
Mail To: 4775 W. Teco Avenue, Suite 140
Las Vegas, Nevada 89118
702-932-6887

