

When Recorded, Mail To:

JOHN E. LEACH, ESQ.
LEACH JOHNSON SONG & GRUCHOW
8945 W. Russell Road, Suite 330
Las Vegas, Nevada 89148

APN No.: 1318-23-410-003

NOTICE OF DELINQUENT ASSESSMENT LIEN

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of the Nevada Revised Statutes, Ponderosa Park Owners Association claims a lien upon the real property and buildings, improvements or structures thereon, described in Paragraph 2 below, and states the following:

1. The amount of the unpaid assessments, late charges, interest, collection fees, costs, charges, and penalties is \$1,787.73, as of September 25, 2015, and currently increases at the rate of \$75.00 per month for regular assessments, plus late charges for each late payment, plus interest on any delinquent amount, as well as additional attorney fees and costs and fees and costs of the agent for the management body, including such fees and costs incurred in connection with preparation, recording and foreclosure of this lien and/or which may thereafter accrue.

2. The property against which the assessment is assessed is described as follows:

Lot 45, as shown on the map of Ponderosa Park Subdivision, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on February 25, 1970, as Document No. 47249, more commonly known as: 178 Ponderosa Drive, Zephyr Cove, Nevada 89448.

3. The name of the record owner(s) is: John Joseph Ward, a single man, as evidenced by an Individual Grant Deed, recorded September 30, 1996, as Document No. 397704.

DATED this 28 day of September, 2015.

PONDEROSA PARK OWNERS ASSOCIATION

By *John E. Leach*
JOHN E. LEACH, ESQ., as
Authorized Agent for Ponderosa Park Owners
Association

STATE OF NEVADA)
)
COUNTY OF CLARK)

ss.

JOHN E. LEACH, ESQ., being first duly sworn, deposes and says:

That I am the Authorized Agent for PONDEROSA PARK OWNERS ASSOCIATION in the above-entitled matter; that I have read the foregoing, **Notice of Delinquent Assessment Lien**, and know the contents thereof, and that the same is true to the best of my knowledge, except as to those matters therein stated on information and belief, and as to those matters, I believe them to be true.

John E. Leach
JOHN E. LEACH, ESQ.

SUBSCRIBED and SWORN to before me
this 28 day of September, 2015.

Amber D. Hernandez
NOTARY PUBLIC, in and for said
County and State
Notary Seal Expiration: July 15, 2017
Notary Appointment No.: 09-10457-1

