

DOUGLAS COUNTY, NV

2015-870765

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10/07/2015 08:51 AM

PACIFIC COAST TITLE

KAREN ELLISON, RECORDER

APN#: 1318-15-714-029

**WHEN RECORDED, MAIL TO:**

CASTLE ROCK HOA OF ROUND HILL  
c/o ASSESSMENT MANAGEMENT SERVICES  
P.O. BOX 80660  
LAS VEGAS, NV 89180  
(702) 856-3808 95700268 AJ  
E-mail: customerservice@amsresults.com

**NOTICE OF DEFAULT AND ELECTION TO SELL  
UNDER HOMEOWNERS ASSOCIATION LIEN**

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

YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE DELINQUENT IN YOUR CASTLE ROCK HOMEOWNERS ASSOCIATION OF ROUND HILL ASSESSMENTS. YOUR PROPERTY MAY BE SOLD WITHOUT ANY COURT ACTION. You have the legal right to bring your account current by paying all of the past due assessments plus permitted costs and expenses, including interest and late fees, within the time permitted by law for the reinstatement of your account. No sale date may be set until ninety (90) days from the recorded and mailing date of this Notice of Default and Election to Sell.

NOTICE IS HEREBY GIVEN that the CASTLE ROCK HOMEOWNERS ASSOCIATION OF ROUND HILL is the lien holder under the Notice of Delinquent Assessment Lien recorded on August 03, 2015 as Document Number: 2015867264 in the Official Records in the office of the County Recorder, Douglas County, Nevada to secure certain obligations under the Declaration of Covenants, Conditions, and Restrictions. Assessment Management Services has been appointed and designated as the authorized agent of the CASTLE ROCK HOMEOWNERS ASSOCIATION OF ROUND HILL to conduct the foreclosure of this property as described below:

Commonly known as: 102 Silver Dr Zephyr Cove NV 89448  
Legal Description: Lot 2-12 according to the map of CASTLE ROCK PARK UNIT NO. 2, filed for record on July 19, 1966, in the Office of the County Recorder of Douglas County, Nevada as file No. 33031, Official Records.  
Assessor's Parcel No.: 1318-15-714-029  
Record Owner(s): Peggy L Vining

The amount due as of October 05, 2015, is \$4,272.09. This amount may include assessments, late fees, special assessments, collection fees, trustee fees, and interest. In addition, while you are in foreclosure, you still must pay your other obligations, such as insurance and taxes, as required by your note and deed of trust or mortgage, or as required under the Covenants, Conditions, and Restrictions.

**SUPER PRIORITY BREAKDOWN PER NRS116.310312 FOR - First Security Interest Holders -**

Full Super Priority Lien Amount due – **\$2,325.00**

Breakdown is as follows:

9 Months' Assessments – **\$1,125.00**

*Amounts described in NRS 116.310312 -*  
Demand or Intent to Lien letter - **\$95.00;**  
Notice of delinquent assessment - **\$325.00;**  
Intent to record a notice of default letter - **\$90.00**  
Notice of default - **\$400.00**  
Not more than one TSG - **\$290.00**

**“If the holder of the first security interest on the unit does not satisfy the amount of the association’s lien that is prior to that first security interest pursuant to subsection 3 of NRS 116.3116, the association may foreclose its lien by sale and that the sale may extinguish the first security interest; “and**

**“If, not later than 5 days before the date of the sale, the holder of the first security interest on the unit satisfies the amount of the association’s lien that is prior to that first security interest pursuant to subsection 3 of NRS 116.3116 and, not later than 2 days before the date of the sale, a record of such satisfaction is recorded in the office of the recorder of the county in which the unit is located, the association may foreclose its lien by sale but the sale may not extinguish the first security interest as to the unit.”**

NOTICE IS HEREBY GIVEN that CASTLE ROCK HOMEOWNERS ASSOCIATION OF ROUND HILL has executed and delivered to its agent, Assessment Management Services, a written authorization, and has deposited with said agent such documents as the Covenants, Conditions, and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations.

Assessment Management Services, whose address is 6655 South Cimarron Road, Suite 201, Las Vegas, Nevada 89113, is authorized by CASTLE ROCK HOMEOWNERS ASSOCIATION OF ROUND HILL to enforce the lien by sale. Assessment Management services is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose.

PURSUANT TO NEVADA REVISED STATUTES, CHAPTER 116, a sale will be held if this obligation is not paid in full within ninety (90) from the date of recording and mailing of this Notice of Default and Election to Sell.

Dated: October 06, 2015

BY: Abbey Rodriguez  
Abbey Rodriguez  
Assessment Management Services as agent for  
CASTLE ROCK HOMEOWNERS  
ASSOCIATION OF ROUND HILL

STATE OF NEVADA COUNTY OF CLARK)  
On October 06, 2015, before me, Marina Arcos, personally appeared \*\*\*\*Abbey Rodriguez\*\*\*\*, who is personally known to me, or who has provided satisfactory evidence of identification, to be the person subscribed to the within instrument and acknowledged the instrument before me.

Subscribed and sworn to before  
me on this day, October 06, 2015.

By Marina Arcos  
Marina Arcos, Notary Public

