

When Recorded, Mail To:

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

APN No.: 1318-23-410-057

**NOTICE OF DEFAULT AND ELECTION TO SELL REAL PROPERTY
TO SATISFY NOTICE OF DELINQUENT ASSESSMENT 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!**

NOTICE IS HEREBY GIVEN that PONDEROSA PARK OWNERS ASSOCIATION (“Association”) is the lienholder and beneficiary under a Notice of Delinquent Assessment Lien (“NOL”), executed by John E. Leach, Esq., as Authorized Agent for the Association, to secure certain deficient obligations of Kathryn Clare Rice, record owner of the Property, in favor of the Association, and recorded on September 28, 2015, as Document No. 2015-870231, of the Official Records of the County Recorder in Douglas County, Nevada, describing land therein as:

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

Lot 66, 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: 165 Sage Drive, Zephyr Cove, Nevada 89448. (the “Property”).

Said obligations being in the total amount of \$3,871.57, as of December 4, 2015, plus subsequently accrued assessments, fees, charges, interest, costs, expenses, attorney fees, advances, and fees of the agent for the management body.

Pursuant to NRS 116.31162(1)(b)(2)(I)-(IV), a separate statement of the following is provided:

- I. The amount of the Association's lien that is prior to the first security interest on the Property pursuant to NRS 116.3116(3) is \$2,025.00 ("Super-Priority Lien") as of the date of this Notice of Default and Election to Sell Real Property to Satisfy Notice of Delinquent Assessment Lien ("NOD");
- II. The amount of the Association's Super-Priority Lien described in Paragraph I above that is attributable to assessments pursuant to NRS 116.3116(3)(b) is \$675.00 as of the date of this NOD;
- III. The amount of the Association's Super-Priority Lien described in Paragraph I above that is attributable to amounts described in NRS 116.310312 is \$0.00 as of the date of this NOD; and
- IV. The amount of the Association's Super-Priority Lien described in Paragraph I above that is attributable to the costs of enforcing the lien is \$1,350.00 as of the date of this NOD.

The beneficial interest under the NOL and the obligations secured thereby are presently held by the Association. A breach of, and default in, the obligations for which such NOL is security has occurred in that payment has not been made in the above-referenced amounts and the account has not been brought current. As a result, the present lienholder and beneficiary under the NOL has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the Property to be sold to satisfy the obligations secured thereby.

Pursuant to NRS 116.31162(1)(b)(3)(I)-(II), the Association states as follows:

- I. If the holder of the first security interest on the Property does not satisfy the Association's Super-Priority Lien, the Association may foreclose its lien by

sale and that sale may extinguish the first security interest as to the Property;
and


- II. If, not later than five (5) days before the date of the sale, the holder of the first security interest on the Property satisfies the Association's Super-Priority Lien and, not later than two (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 Property is located, the Association may foreclose its lien by sale but the sale may not extinguish the first security interest as to the Property.

The law firm Leach Johnson Song & Gruchow, located at 8945 W. Russell Road, Suite 330, Las Vegas, NV 89148, is authorized to enforce the Association's lien by sale.

PURSUANT TO NEVADA REVISED STATUTES, including NRS Chapter 116, a sale may be held if the obligations to the lienholder and beneficiary are not completely satisfied and paid within the ninety (90) day period identified in NRS 116.31162(3).

DATED this 7 day of December, 2015.

PONDEROSA PARK OWNERS ASSOCIATION

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

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

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 Default and Election to Sell Real Property to Satisfy 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, ESQ.

SUBSCRIBED and SWORN to before me
this 7 day of December, 2015.



NOTARY PUBLIC, in and for said
County and State

Notary Appointment No.: 09-10457-1
Notary Seal Expiration: July 15, 2017

