

DOUGLAS COUNTY, NV

2016-879040

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04/06/2016 10:48 AM

RED ROCK FINANCIAL SERVICES

KAREN ELLISON, RECORDER

Assessor Parcel Number: 1319-30-620-001

File Number: R823928

Property Address: 458 Tramway Dr #A
Stateline NV 89449

NOTICE OF FORECLOSURE SALE
UNDER THE LIEN FOR DELINQUENT ASSESSMENTS

WARNING! A SALE OF YOUR PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE. YOU MUST ACT BEFORE THE SALE DATE. IF YOU HAVE ANY QUESTIONS, PLEASE CALL RED ROCK FINANCIAL SERVICES AT (702) 932-6887. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION AT (877) 829-9907 IMMEDIATELY.

Red Rock Financial Services officially assigned as agent by the The Tahoe Village Homeowners Association under the Lien for Delinquent Assessments. **YOU ARE IN DEFAULT UNDER THE LIEN FOR DELINQUENT ASSESSMENTS**, recorded on 03/19/2015 as Instrument Number 2015-858896 reflecting ALLEN DEAVER as the owner(s) of record. **UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE.** If you need an explanation of the nature of the proceedings against you, you should contact an attorney.

The Notice of Default and Election to Sell Pursuant to the Lien for Delinquent Assessments was recorded on 05/27/2015 as Instrument Number 2015-862729 of the Official Records in the Office of the Recorder.

NOTICE IS HEREBY GIVEN: That on **05/11/2016**, at **1:00 p.m.** at The Douglas County Courthouse located at 1038 Buckeye Road, Minden, Nevada 89423, that the property commonly known as 458 Tramway Dr #A, Stateline, NV 89449 and land legally described as TAHOE VILLAGE #2 LOT 27 of the Official Records in the Office of the County Recorder of Douglas County, Nevada, will sell at public auction to the highest bidder, for cash payable at the time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, state or federal savings and loan association

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or savings association authorized to do business in the State of Nevada, in the amount of **\$5,650.27** as of 4/5/2016, which includes the total amount of the unpaid balance and reasonably estimated costs, expenses and advances at the time of the initial publication of this notice. Any subsequent Association assessments, late fees interest, expenses or advancements, if any, of the Association or its Agent, under the terms of the Lien for Delinquent Assessments shall continue to accrue until the date of the sale. The property heretofore described is being sold "as is".

The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, encumbrances, obligations to satisfy any secured or unsecured liens or against all right, title and interest of the owner, without equity or right of redemption to satisfy the indebtedness secured by said Lien, with interest thereon, as provided in the Declaration of Covenants, Conditions and Restrictions, recorded on 08/31/1971 as Instrument Number 54193 of the Official Records in the Office of the Recorder and any subsequent amendments or updates that may have been recorded.

Dated: April 5, 2016


Prepared By Steven Koerner, Red Rock Financial Services, on behalf of The Tahoe Village Homeowners Association

STATE OF NEVADA)
COUNTY OF CLARK)

On April 5, 2016, before me, personally appeared Steven Koerner, 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.



Reinstatement Information: (702) 483-2996 or **Sale Information:** (888) 988-6736

When Recorded Mail To:
Red Rock Financial Services
4775 W. Teco Avenue, Suite 140
Las Vegas, Nevada 89118
(702) 483-2996 or (702) 932-6887

