

APN: 1121-05-512-003



KAREN ELLISON, RECORDER

WHEN RECORDED, RETURN TO
Pine View Estates Home Owners Association
c/o Gayle A. Kern, Esq.
Kern & Associates, Ltd.
5421 Kietzke Lane, Suite 200
Reno, NV 89511

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

NOTICE OF ABATEMENT LIEN NRS 116.310312 AND DELINQUENT ASSESSMENT AND CLAIM OF LIEN HOMEOWNERS ASSOCIATION

Notice is hereby given of this Notice of Abatement Lien and Delinquent Assessment and Claim of Lien for homeowner association assessments. Pine View Estates Home Owners Association, a non-profit corporation, hereinafter called Association, was formed to provide enforcement and the maintenance and preservation of the common area of the Association in the County of Douglas, State of Nevada, pursuant to NRS 116.3116 and NRS 116.310312 for the services performed which were to be and were actually furnished, used and performed. A Lien for amounts due and owing is claimed by Association against the following described property located in the County of Douglas, State of Nevada, commonly known as 4 Conner Way, more particularly described as follows:

The Leasehold Estate created by the sublease executed by LIZABETH CANHAM, AS LESSOR, TO SAMUEL COHEN, an unmarried man, as Lessee, dated July 30, 2007 and recorded August 24, 2007 in Book 0807, at Page 7145, as Document No. 0708146, the following described premises to wit:

AN ASSIGNMENT OF INTEREST IN SUBLEASE BY SAMUEL COHEN, AN UNMARRIED MAN AS ASSIGNOR TO SAMUEL J. COHEN, TRUSTEE OF THE SIXTH AMENDED AND RESTATED 1987 SAMUEL COHEN TRUST AGREEMENT DATED AUGUST 31, 1987 AS ASSIGNEE DATED AUGUST 22, 2007 AND RECORDED SEPTEMBER 4, 2007 IN BOOK 0907 AT PAGE 0420, AS DOCUMENT NO. 0708692 THE FOLLOWING DESCRIBED PREMISIS TOWIT:

Lot 125, as set forth on Amended Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO. 4, being filed for record with the Douglas County Recorder on December 23, 2002, in book 1202, Page 10400, as Document No. 561783.

ASSESSOR'S PARCEL No. 1121-05-513-003

That Robert L. Shorback, a single man, is the name of the owner or reputed owner of said property and improvements hereinabove described.

That the prorata assessment and special assessment, which shall constitute a lien against the above described property amount to \$\$100.00 monthly plus all accrued and accruing late charges, fees, fines, abatement charges, foreclosure fees, transfer fees, attorney's fees and costs and other charges, as provided in the COVENANTS, CONDITIONS AND RESTRICTIONS, recorded 10/13/1997, as Document No. 0423883 of Official Records of Douglas County, State of Nevada, and any supplements or amendment thereto, and which have been supplied to and agreed to by said owner or reputed owner. That the Association has made demand for payment of the total amount due and owing but said sum has not been

paid.

That the amount now owing and unpaid total \$7,858.74 as of August 16, 2016, and includes the abatement lien and increases at the rate of \$100.00 monthly, plus late charges in the amount of , plus continuing fees, abatement charges, fines, foreclosure fees, transfer fees, attorney's fees and costs and other charges and the fees of the Managing Body of the Association incurred in connection with the collection and foreclosure of this lien and other action necessary.


WHEREFORE, the Association, this lien claimant, claims the benefit of laws relating to liens upon said property and buildings and other improvements thereon, as above described, upon the land which the same is erected, together with convenient space above the same as may be and for the costs of preparation and recordation of this claim of lien, the whole of said property being reasonably necessary for the proper use and occupancy of said buildings and other improvements situated thereon.

Please be advised that this document constitutes neither a demand for payment of the referenced debt nor a notice of personal liability to any recipient hereof who might have received a discharge of such debt in accordance with applicable bankruptcy laws or who might be subject to the automatic stay of Section 362 of the United States Bankruptcy Code. This letter is being sent to any such parties merely to comply with applicable state law governing foreclosure of liens pursuant to Chapter 116 of Nevada Revised Statutes.

UNLESS YOU NOTIFY US WITHIN 30 DAYS AFTER RECEIPT OF THIS DOCUMENT THAT THE VALIDITY OF THIS DEBT OR ANY PORTION THEREOF, IS DISPUTED, WE WILL ASSUME THAT THE DEBT IS VALID. IF YOU DO NOTIFY US OF A DISPUTE, VERIFICATION OF THE DEBT WILL BE OBTAINED AND MAILED TO YOU. ALSO, UPON YOUR WRITTEN REQUEST WITHIN 30 DAYS, YOU WILL BE PROVIDED WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR IF DIFFERENT FROM THE CURRENT CREDITOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ALL INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSE.

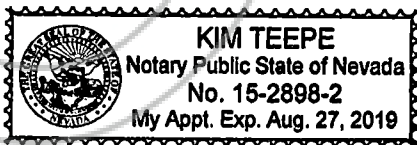
DATED: August 16, 2016

Pine View Estates Home Owners Association


By Gayle A. Kern, Esq., Its Attorney
5421 Kietzke Lane, Suite 200
Reno, NV 89511
(775) 324-5930

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on August 16, 2016 by Gayle A. Kern, Esq.




NOTARY PUBLIC