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APN: 1121-05-510-001

When recorded mail to:  
Pine View Estates Home Owners Association  
c/o Kern & Associates, Ltd.  
5421 Kietzke Lane, Suite 200  
Reno, NV 89511



KAREN ELLISON, RECORDER

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 DEFAULT AND ELECTION TO SELL**

TO: Robert W. Elliott and Patrice L. Elliott, husband and wife as joint tenants

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

Pursuant to the governing documents., Pine View Estates Home Owners Association, a non-profit corporation, by and through its attorneys, shall enforce the lien by sale and does hereby give you notice of your default and does hereby elect to sell or cause the sale, to satisfy the obligation owing and arising out of your failure to pay your homeowners association assessments.

The Notice of Delinquent Assessment and Claim of Lien ("NODA") of Pine View Estates Home Owners Association recorded August 16, 2016, as Document No. 2016-886199 of Official Records of Douglas County, State of Nevada, securing the obligation of the assessments which was a deficiency in the amount of \$2,993.00, as of the date of the NODA, plus the accruing assessments since that time, late charges, advances, attorney's fees and costs of the agent of the Association.

For the purpose of satisfying the assessment obligation secured by said assessment lien, estimated to wit: \$4,704.86, plus late charges interest, any subsequent assessments, fees, charges and expenses, advance and costs of the Pine View Estates Home Owners Association or its Attorney, under the terms of the assessment lien. Please call Kern & Associates, Ltd. at 775-324-5930 in order to obtain the exact amount to cure this default. Notice is hereby given that funds to cure the default must be in the form of a cashier's check or money order made payable to Pine View Estates Home Owners Association.

The amount of the assessments, including interest, late fees, and costs of enforcing the Association's lien that are prior to the first security interest and represent the super-priority portion of the lien total \$2,265.00 as of November 1, 2016, and are delineated as follows:

- \$ 900.00 in monthly assessments
- \$ 150.00 for the demand letter
- \$ 325.00 for the Notice of Delinquent Assessment
- \$ 90.00 for the intent to record a notice of default letter
- \$ 400.00 for the Notice of Default
- \$ 400.00 for the trustee's sale guaranty

Pursuant to the governing documents, the sale of the real property described below will be held if the deficiency and total amount due is not completely satisfied and paid within ninety (90) days from the date of the mailing of this Notice of Default and Election to Sell. The real property is situated in the County of Douglas, State of Nevada, purported to be 118 Walker Street and being more fully described as follows:

**LEASEHOLD ESTATE AS CREATED BY THAT CERTAIN LEASE DATED MAY 21, 2003, MADE BY AND BETWEEN PTP, INC., AS LESSOR AND ROBERT W. ELLIOTT AND PATRICE L. ELLIOTT, HUSBAND AND WIFE AS JOINT TENANTS, AS LESSEE, FOR THE TERM AND UPON THE TERMS AND CONDITIONS CONTAINED IN SIAD LEASE RECORDED MAY 23, 2003, IN BOOK 0503, PAGE 12577, AS DOCUMENT NO. 577894, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**LOT 25 AS SET FORTH ON RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON OCTOBER 13, 1997, IN BOOK 1097, PAGE 2348, AS DOCUMENT NO. 423881 AND AMENDED BY RECORD OF SURVEY RECORDED MARCH 8, 2000, AS DOCUMENT 487625, OFFICIAL RECORDS.**

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 the first security interest pursuant to the governing documents, the Association may foreclose its lien by sale and the sale may extinguish the first security interest as to the unit.

If, not later than 5 days before the date of the sale, the holder of the first security interest on the property satisfies the amount of the Association's lien that is prior to that first security interest pursuant to the governing documents, no later than 2 days before the date of the sale, a record of such satisfaction is recorded in the office of the recorder of Douglas County, the Association may foreclose its lien by sale but the sale may not extinguish the first security interest as to the unit.

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 notice is being sent to any such parties merely to comply with applicable state law governing foreclosure of liens.

