

DOUGLAS COUNTY, NV **2017-905842**
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LEACH JOHNSON SONG & GRUCHOW
KAREN ELLISON, RECORDER

When recorded, Mail To:

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

APN: 1318-23-410-057

NOTICE OF FORECLOSURE SALE
UNDER NOTICE OF DELINQUENT ASSESSMENT LIEN

TS# 1565.003JEL

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 LEACH JOHNSON SONG & GRUCHOW AT 702-538-9074. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A "NOTICE OF DELINQUENT ASSESSMENT LIEN" RECORDED BY PONDEROSA PARK OWNERS ASSOCIATION (THE "ASSOCIATION") ON SEPTEMBER 28, 2015, AS DOCUMENT NO. 2015-870231, OF THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA. 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 A LAWYER.

NOTICE IS HEREBY GIVEN that the real property situated in Douglas County, Nevada, known as 165 Sage Drive, Zephyr Cove, Nevada 89448, and described as 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, WILL BE SOLD at public auction in front of the North side public entrance to the Douglas County Courthouse, 1038 Buckeye Road AKA 1625 8th Street, Minden, Nevada, 89423 on December 13, 2017 at 1:00 p.m. to the highest bidder for cash or cashier's check drawn on a savings association, or savings bank authorized to do business in the State of

Nevada, in the amount of \$6,845.89 as of October 13, 2017, including the total amount of the unpaid assessment balance and reasonably estimated fees, costs, charges, expenses and advances at the time of initial publication of this notice, plus any subsequent assessments, fees, charges, expenses, and advances, if any, of the Association and its agent(s).


The sale will be made without covenant or warranty, express or implied regarding title, possession or encumbrances, against all right, title and interest of the owner to satisfy the indebtedness secured by said Lien, with interest thereon, as provided in the First Amended Declaration of Covenants, Conditions, and Restrictions Ponderosa Park Subdivision, recorded June 13, 1995, in Book No. 0695, Page 1750, as Instrument No. 363962, in the Official Records of the County Recorder of Douglas County, Nevada, and any subsequent amendments, modifications or updates thereof (collectively, "Declaration").

The sale is subject to a sixty (60) day right of redemption period pursuant to NRS Chapter 116, including NRS 116.31166.

The "Notice of Default and Election to Sell Real Property to Satisfy Notice of Delinquent Assessment Lien" was recorded by the Association on December 9, 2015, as Document No. 2015-873861, in the Official Records of the County Recorder of Douglas County, Nevada. The purported owner: KATHRYN CLARE RICE.

Dated: 10-20-17

PONDEROSA PARK OWNERS ASSOCIATION

By: 
John E. Leach, Authorized Agent

*For information concerning this sale contact: Leach Johnson Song & Gruchow at (702)-538-9074

Ref: TS# 1565.003JEL – Ponderosa Park Owners Association - Rice

NOTICE TO TENANTS OF THE PROPERTY

Foreclosure proceedings against this property have started, and a notice of sale of the property to the highest bidder has been issued.

You may either: (1) terminate your lease or rental agreement and move out; or (2) remain and possibly be subject to eviction proceedings under chapter 40 of the Nevada Revised Statutes. Any subtenants may also be subject to eviction proceedings.

Between now and the date of the sale, you may be evicted if you fail to pay rent or live up to your other obligations to the landlord.

After the date of the sale, you may be evicted if you fail to pay rent or live up to your other obligations to the successful bidder, in accordance with chapter 118A of the Nevada Revised Statutes.

Under the Nevada Revised Statutes, eviction proceedings may begin against you after you have been given a notice to quit.

If the property is sold and you pay rent by the week or another period of time that is shorter than 1 month, you should generally receive notice after not less than the number of days in that period of time.

If the property is sold and you pay rent by the month or any other period of time that is 1 month or longer, you should generally receive notice at least 60 days in advance.

Under Nevada Revised Statutes 40.280, notice must generally be served on you pursuant to chapter 40 of the Nevada Revised Statutes and may be served by:

- (1) Delivering a copy to you personally in the presence of a witness;
- (2) If you are absent from your place of residence or usual place of business, leaving a copy with a person of suitable age and discretion at either place and mailing a copy to you at your place of residence or business; or
- (3) If your place of residence or business cannot be ascertained, or a person of suitable age or discretion cannot be found there, posting a copy in a conspicuous place on the leased property, delivering a copy to a person residing there, if a person can be found, and mailing a copy to you at the place where the leased property is.

If the property is sold and a landlord, successful bidder or subsequent purchaser files an eviction action against you in court, you will be served with a summons and complaint and have the opportunity to respond. Eviction actions may result in temporary evictions, permanent evictions, the awarding of damages pursuant to Nevada Revised Statutes 40.360 or some combination of those results.

Under the Justice Court Rules of Civil Procedure:

- (1) You will be given at least 10 days to answer a summons and complaint;
- (2) If you do not file an answer, an order evicting you by default may be obtained against you;
- (3) A hearing regarding a temporary eviction may be called as soon as 11 days after you are served with the summons and complaint; and
- (4) A hearing regarding a permanent eviction may be called as soon as 20 days after you are served with the summons and complaint.