

APN: 1121-05-513-002

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: DANIEL REINHOLZ AND CHRISTINA REINHOLZ

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 Article IX of the Declaration of Covenants, Conditions and Restrictions, Pine View Estates Home Owners Association, a non-profit corporation, c/o 5421 Kietzke Lane, Reno, NV 89511, is authorized by the Association to 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 December 1, 2017, as Document No. 2017-907592 of Official Records of Douglas County, State of Nevada, securing the obligation of the assessments which was a deficiency in the amount of \$2,836.50, 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: \$4,176.85, plus late charges interest, any subsequent assessments, fees, charges and expenses, advance and costs of the Homeowner's 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 \$2,027.50 as of February 1, 2018, and are delineated as follows:

- \$ 600.00 in monthly assessments
- \$ 62.50 in abatement fees and costs
- \$ 150.00 for the demand letter
- \$ 325.00 for the Notice of Delinquent Assessment
- \$ 90.00 for 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 Article IX, Section 9.2 of the Covenants, Conditions and Restrictions, 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 2 Conner Way and being more fully described as follows:

LEASEHOLD ESTATE AS CREATED BY THAT CERTAIN LEASE DATED DECEMBER 30, 2003, MADE BY AND BETWEEN BANK OF NEW YORK TRUST COMPANY NA SUCCESSOR TO JP MORGAN CHASE BANK AS TRUSTEE, AS LESSOR, AND DANIEL AND CHRISTINA REINHOLZ AS LESSEE, FOR THE TERM AND UPON THE TERMS AND CONDITIONS CONTAINED IN SAID LEASE RECORDED 02/20/2009, IN BOOK 209, PAGE 5248, AS DOCUMENT NO. 738253, OFFICIAL RECORDS OF DOULAS COUNTY, NEVADA, AS TO THE FOLLOWING DESCRIPTION:

LOT 126, AS SET FORTH ON THE RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT, UNIT NO. 4, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON AUGUST 28, 2002, IN BOOK 0802, PAGE 9714, AS DOCUMENT NO. 550737 AND AMENDED BY RECORD OF SURVEY ON DECEMBER 23, 2002, IN BOOK 1202, AT PAGE 10400, AS DOCUMENT NO. 561783, OF OFFICIAL RECORDS.

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.

PURSUANT TO NRS 116.311625, IF YOU ARE A SERVICEMEMBER, A DEPENDENT OF A SERVICEMEMBER OR HIS OR HER SUCCESSOR IN INTEREST, YOU MAY BE ENTITLED TO CERTAIN PROTECTIONS PURSUANT TO NRS 116.311625 REGARDING AND LIMITING THE FORECLOSURE OF A LIEN. IF YOU ARE A DEPENDENT OF A SERVICEMEMBER, YOU MAY BE ENTITLED TO PROTECTIONS IF UPON APPLICATION TO A COURT IT IS DETERMINED YOUR ABILITY TO MAKE PAYMENTS IS MATERIALLY AFFECTED BY THE SERVICEMEMBER'S

ACTIVE DUTY OR DEPLOYMENT. IF YOU BELIEVE YOU ARE ENTITLED TO THE PROTECTIONS OF NRS 116.311625 AND HAVE NOT PROVIDED INFORMATION REQUIRED FOR THE ASSOCIATION TO VERIFY YOU ARE ENTITLED TO PROTECTION, PLEASE CONTACT THE ASSOCIATION'S ATTORNEY AT THE ADDRESS LISTED HEREIN IMMEDIATELY TO PROVIDE SUCH INFORMATION.

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: February 6, 2018


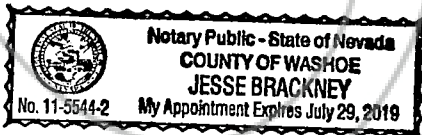
Pine View Estates Home Owners
Association



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 February 6, 2018 by Gayle A. Kern, Esq.



NOTARY PUBLIC