

APN: 1121-05-510-001

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



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 DELINQUENT ASSESSMENT AND CLAIM OF LIEN**  
**HOMEOWNERS ASSOCIATION**

Notice is hereby given of this Notice of Delinquent Assessment and Claim of Lien for homeowner association assessments. The 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. 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 118 Walker Street more particularly 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.

And that the whole of said real estate upon which the buildings are situated is reasonably necessary for the convenient use and occupancy of the said buildings.

That Robert W. Elliott and Patrice L. Elliott, are the names of the owners or reputed owners 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, 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 owners or reputed owners. 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 totals \$5,935.10 as of August 21, 2018, and increases at the rate of \$100.00 monthly, plus late charges in the amount of , plus continuing fees, interest, 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 notice is being sent to any such parties merely to comply with applicable state law governing foreclosure of liens.

**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.**

**SIGNATURES ON FOLLOWING PAGE**

DATED: August 21, 2018

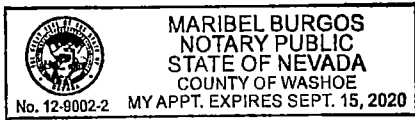
Pine View Estates Home Owners Association

*Karen M Ayarbe*

By: Karen M. Ayarbe, 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 21, 2018 by Karen M. Ayarbe, Esq.



*Maribel Burgos*  
NOTARY PUBLIC