APN 1220-04-114-024

When recorded mail to Kingslane Owners Association c/o Leach Kern Gruchow Anderson Song 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)

TS No 01364KL

DOUGLAS COUNTY, NV Rec \$35 00 Total \$35 00

GAYLE A KERN, LTD

2018-922296 11/15/2018 04 21 PM

Pas=2



KAREN ELLISON, RECORDER

NOTICE OF HOMEOWNERS ASSOCIATION SALE

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 KERN & ASSOCIATES, LTD. AT 775-324-5930. IF YOU NEED ASSISTANCE PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, AT 877-829-9907 IMMEDIATELY.

Owners names/reputed owners names $\,$ CHARLES E $\,$ MILLER JR , AND INA MARY MILLER, HUSBAND AND WIFE, AS JOINT TENANTS

On December 28, 2018, at 1 00 p m., Kingslane Owners Association, under and pursuant to the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, dated February 22, 2018, executed by Kingslane Owners Association, such lien being properly assessed and recorded February 23, 2018, as Document No 2018-910781, of Official Records of Douglas County, Nevada pursuant to NRS 116 3116, in favor of Kingslane Owners Association, by reason of the breach of assessment obligation secured thereby, a Notice of Default and Election to Sell was recorded May 14, 2018, as Document No 2018-914201, of Official Records of Douglas County, State of Nevada, will sell at public auction to the highest bidder, lawful money of the United States of America, at the Douglas County Courthouse, located at 1038 Buckeye Road, Minden, Nevada, subject to a 60 day right of redemption period, without covenant or warrant expressed or implied, regarding title, possession, or encumbrances, all right, title and interest of the owner, without equity or right of redemption, the real property situate in the County of Douglas, State of Nevada, purported to be 1364 Kingslane Lane, Gardnerville, NV 89410, more fully described as follows

LOT 98, AS SHOWN ON THE PLAT OF KINGSLANE UNIT NO 3-A, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON

NOVEMBER 5, 1976, AS FILE NO 04483 SAID PLAT WAS AMENDED BY CERTIFICATE OF AMENDMENT RECORDED DECEMBER 2, 1976, AS FILE NO 5025 RESERVING THEREFROM A UTILITY EASEMENT OVER, UNDER AND ACROSS THE NORTH 10 FEET OF SAID LOT 98

for the purpose of satisfying the assessment obligation secured by said assessment lien, <u>estimated</u> to wit \$11,716 54, 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 Leach Kern Gruchow Anderson Song 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 or to bid at the sale must be in the form of cash or a cashier's check made payable to Kingslane Owners Association

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 Chapter 116 of Nevada Revised Statutes

PURSUANT TO NEVADA SENATE BILL 33 (SB 33), 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 SB 33 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 SB 33 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.

Dated November 14, 2018

Kingslane Owners Association

By Gayle A Kern, Esq, Its Attorney

5421 Kietzke Lane, Suite 200

Reno, NV 89511 (775) 324-5930

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on November 14, 2018, by Gayle A Kern,

Esq



SS

NOTARY PUBLIC