

DOUGLAS COUNTY, NV

2019-926959

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FIRST AMERICAN - NVOD LAS VEGAS

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
First American Title Insurance Company
400 S. Rampart Blvd, Suite 290
Las Vegas, NV, 89145

Batch ID: Foreclosure HOA 87791-KCOA2-HOA

APN: See Schedule "1"

NOTICE OF DELINQUENT ASSESSMENT

This **NOTICE OF DELINQUENT ASSESSMENT** is being in accordance with Chapter 119A.550, Nevada Revised Statutes and the provisions of the Declaration of the Homeowners Associations as follows:

Association Claimant is **Kingsbury Crossing Owners Association, a Nevada nonstock, nonprofit corporation**, as shown in that certain Declaration as recorded **02/16/1983 Document No. 76233** in the office of the County Recorder, County of **Douglas**, State of **Nevada**; and as may be amended from time to time.

Property address is: **133 Deer Run Ct., Stateline, NV, 89449.**

The description of the common interest development unit against which this notice is being recorded is shown as shown on **Exhibit "A" attached hereto and made a part hereof.**

The owner(s) of record are as shown on **Schedule "1"**

The amounts owed under this assessment lien are shown below:

Delinquent Assessments: **See Schedule "1"**, plus any other charges authorized by the declaration.

Total Lien Amount: **See Schedule "1"**

Additional monies continue to accrue under this claim at the rate of the claimant's monthly or special assessments, plus permissible late charges, costs of collection and interest.

The Owners have breached and defaulted under the Governing Documents by failing to pay the amounts specified herein.


The name and address of the Association or other managing entity is **Kingsbury Crossing Owners Association, a Nevada nonstock, nonprofit corporation 4025 E. La Palma Avenue, Ste 101 Anaheim, CA 92807, Phone: (714) 696-3333**

The name and address of the Agent authorized by the Association to enforce the lien of this Notice of Delinquent Assessment by sale is: **First American Title Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145, Phone: (866) 505-9107**

TO THE EXTENT THAT ANY DEBT ASSOCIATED WITH ANY OF THE ABOVE STATED AMOUNTS MAY HAVE BEEN DISCHARGED IN A BANKRUPTCY PROCEEDING UNDER TITLE 11 OF THE UNITED STATES CODE, PLEASE BE ADVISED THAT THIS IS AN IN REM ACTION AGAINST THE PROPERTY ENCUMBERED BY THE LIEN AND NOT IN PERSONAM AGAINST ANY OBLIGOR..

Dated: 3/14/19

Kingsbury Crossing Owners Association, a Nevada nonstock, nonprofit corporation

By:  _____

Jamie Orrell, Agent on behalf of and at the direction of the Board of Directors for Kingsbury Crossing Owners Association

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

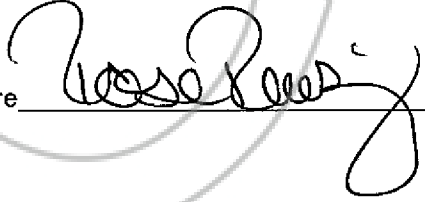
STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

On March 14th, 2019, before me, Rose Ruiz,
(Notary Public)

Notary Public, personally appeared Jamie Orrell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

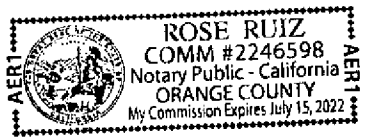


Exhibit "A"

AN UNDIVIDED ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (1/3213) INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE REAL PROPERTY):

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS: PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAP FOR JOHN E. MICHELSEN AND WALTER COX RECORDED FEBRUARY 3, 1981, IN BOOK 281 OF OFFICIAL RECORDS AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278, OF OFFICIAL RECORDS AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 17578.

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AND UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AS HEREINAFTER REFERRED TO.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6 AND 2.7 OF THE DECLARATION OF TIMESHARE USE TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY A "UNIT" AS DEFINED IN THE DECLARATION OF TIMESHARE USE RECORDED FEBRUARY 16, 1983, IN BOOK 283, AT PAGE 1341 AS DOCUMENT NO. 76233, AND AMENDED BY AN INSTRUMENT RECORDED APRIL 20, 1983 IN BOOK 483 AT PAGE 1021, AS DOCUMENT 78917 AND AGAIN AMENDED BY AN INSTRUMENT RECORDED JULY 20, 1983 IN BOOK 783, AT PAGE 1688 AS DOCUMENT NO. 84425, AND AGAIN AMENDED BY AN INSTRUMENT RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572 AS DOCUMENT NO. 89535, OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA ("DECLARATION"), DURING A "USE PERIOD", WITHIN THE (See Schedule "1") SEASON WITHIN THE "OWNER'S USE YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NONEXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION.

INTERVAL NO: (See Schedule "1")

Schedule "1"

No.	Contract No.	Owner(s)	APN	Legal Description Variables	Delinquent Assessments / Total Lien Amount
1	470211281	ROMAS JASUKONIS and the unrecorded interest of the spouse of ROMAS JASUKONIS	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 431034 Season: HIGH	\$1,294.38
2	470224902	CHANTILLAE N. SULLIVAN and ROBERT Y. OKAMOTO, Trustee of the ROBERT Y. OKAMOTO AND PEARL S. OKAMOTO REVOCABLE TRUST, dated March 27, 1999	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 320406 Season: HIGH	\$1,440.95
3	470243181	ROSELINE R. VICTORINO and the Heirs and or Beneficiaries of the Estate of DAVID W. VICTORINO	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 330302 Season: HIGH	\$1,294.38
4	470326012	CHANTILLAE N. SULLIVAN and ROBERT Y. OKAMOTO, Trustee of the ROBERT Y. OKAMOTO AND PEARL S. OKAMOTO REVOCABLE TRUST, dated March 27, 1999	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 320407 Season: HIGH	\$1,440.95
5	470534603	MONCREE H COLEMAN and LILLIE M COLEMAN	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 430520 Season: LOW	\$1,294.38
6	470554131	PAUL G. EADES and PATRICIA A. EADES	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 430425 Season: HIGH	\$990.24
7	470554141	PAUL G. EADES and PATRICIA A. EADES	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 430426 Season: HIGH	\$990.24

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No.	Contract No.	Owner(s)	APN	Legal Description Variables	Delinquent Assessments / Total Lien Amount
8	470656981	DONNA JANE W. VOSLOH	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 330310 Season: HIGH	\$1,142.31
9	470940121	MARCELINE MIMS and STACI D. MIMS	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 320133 Season: HIGH	\$1,343.30
10	471029942	TIMESHARE TRADE INS, LLC	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 320213 Season: HIGH	\$1,632.02
11	471030791	RON C. LEWIS	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 431339 Season: HIGH	\$1,587.52
12	471036554	MATHIAS P CUISON and TRACY ANN K CUISON	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 431028 Season: HIGH	\$1,894.73
13	471056701	UNKNOWN TRUSTEE, as Trustee of the RICHARD W. EADES FAMILY TRUST	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 430427 Season: HIGH	\$990.24
14	471151793	CLINTON ALEXANDER FLEMMER and BARBARA FLEMMER	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 330604 Season: HIGH	\$1,142.31

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No.	Contract No.	Owner(s)	APN	Legal Description Variables	Delinquent Assessments / Total Lien Amount
15	471210821	The Heirs and or Beneficiaries of the Estate of HARMON L MYERS and The Heirs and or Beneficiaries of the Estate of EDITH H MYERS	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 320303 Season: HIGH	\$1,440.95
16	471211321	STEVEN A FORTIER and CAROLYN R FORTIER	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 430604 Season: HIGH	\$1,367.66
17	471212162	MARCUS NEITHERCUTT and JANICE NEITHERCUTT	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 331144 Season: LOW	\$1,142.32
18	471223561	GARY L. MELNIK and BRENDA JO MELNIK	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 320110 Season: HIGH	\$1,734.08
19	471223633	BRIAN COOK and ANN COOK	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 421306 Season: HIGH	\$1,307.69
20	471238092	JAY SILVERMAN and the unrecorded interest of the spouse of JAY SILVERMAN	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 321017 Season: HIGH	\$1,720.77
21	478803633	CLINT V. KUHL	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 410432 Season: HIGH	\$1,128.49

Schedule "1"

No.	Contract No.	Owner(s)	APN	Legal Description Variables	Delinquent Assessments / Total Lien Amount
22	478804532	JEROD D BLANTON and AUDREY BLANTON	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 310134 Season: HIGH	\$1,452.63
23	478804542	LAURA CONTI and JOHN CONTI	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 310135 Season: HIGH	\$1,142.30
24	478805483	TIMESHARE TRADE INS, LLC	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 310450 Season: HIGH	\$1,440.95
25	478806212	SAMUEL LEE TOLES and PATRICIA LYNN TOLES	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 310331 Season: HIGH	\$4,219.30
26	478806303	MARINA BAY AND MIDLER SERVICES LLC, A LIMITED LIABILITY COMPANY	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 310340 Season: HIGH	\$1,427.63
27	479934586	JUDITH E. GREENBURG and MICHAEL E WATERS JR	1318-26-101-006	Use Period: Annual UDI: 1/3213 Interval No.: 320618 Season: LOW	\$1,307.70