

DOUGLAS COUNTY, NV

2023-994456

Rec:\$40.00

\$40.00

Pgs=4

03/03/2023 11:48 AM

LEACH KERN GRUCHOW ANDERSON SONG

SHAWNYNE GARREN, RECORDER

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only  
and avoid printing in the 1" margins of document)

**APN#** 1220-04-112-032

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**

(DO NOT Abbreviate)

AFFIDAVIT OF MAILING NOTICE OF DEFAULT

AND ELECTION TO SELL REAL PROPERTY

TO SATISFY NOTICE OF DELINQUENT ASSESSMENT LIEN

Document Title on cover page must appear EXACTLY as the first page of the document  
to be recorded.

**RECORDING REQUESTED BY:**

KINGSLANE OWNERS ASSOCIATION

**RETURN TO: Name** Leach Kern Gruchow Anderson Song

**Address** 2525 Box Canyon Drive

**City/State/Zip** Las Vegas, Nevada 89128

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**City/State/Zip** \_\_\_\_\_

This page provides additional information required by NRS 111.312 Sections 1-2.

To print this document properly, do not use page scaling.

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**AFFIDAVIT OF MAILING NOTICE OF DEFAULT AND ELECTION TO SELL REAL PROPERTY TO SATISFY NOTICE OF DELINQUENT ASSESSMENT LIEN**

DATE: March 2, 2023  
PROPERTY ADDRESS: 1321 Kingslane, Gardnerville, Nevada 89410  
APN: 1220-04-112-032

STATE OF NEVADA )  
                          )  
COUNTY OF DOUGLAS) ss.

JAN TAYLOR, being first duly sworn, deposes and says:

1. Affiant is a citizen of the United States of America, and is, and at the time of the mailing herein referred to was, of legal age, and not a party to the proceedings referred to in a certain NOTICE OF DEFAULT AND ELECTION TO SELL REAL PROPERTY TO SATISFY NOTICE OF DELINQUENT ASSESSMENT LIEN, which was recorded in the Office of the County Recorder of Douglas County, Nevada, on February 21, 2023, as Document No. 2023-994059 (the "Notice"). On March 2, 2023, Affiant deposited envelope(s) containing a complete copy of the recorded Notice in: (1) the United States Mail, Certified Mail, Return Receipt Requested, postage prepaid; and (2) the United States Mail, first-class postage prepaid, addressed to the following:

Katie Frayo  
1321 Kingslane Court  
Gardnerville, Nevada 89410

Katie Frayo  
911 Waterloo  
Gardnerville, Nevada 89460

Mortgage Electronic Registration Systems,  
Inc. Its Successors And Assigns  
P.O. Box 2026  
Flint, Michigan 48501-2026

Mortgage Electronic Registration Systems,  
Inc. Its Successors And Assigns  
1901 East Voorhees Street, Suite C  
Danville, Illinois 61834

Ditech Financial LLC  
3000 Bayport Drive, Suite 880  
Tampa, Florida 33607

Ditech Financial LLC  
C/O Indecomm Global Services  
1260 Energy Lane  
St Paul, Minnesota 55108

Ditech Financial LLC  
1100 Virginia Drive, Suite 100 A  
Fort Washington, Pennsylvania 19034

Dept. Of Business & Industry  
Nevada Real Estate Division Office  
Of The Ombudsman For Common-Interest  
Communities And Condominium Hotels  
3300 West Sahara Avenue, Suite 325  
Las Vegas, Nevada 89102

Ditech Financial LLC  
Customer Service  
7360 South Kyrene Road  
Tempe, Arizona 85283

2. Pursuant to NRS 116.31162(1)(e), based on personal knowledge which Affiant acquired by a review of a Trustee Sale Guarantee dated February 24, 2023, of the mailings identified in Paragraph 1 above, the name and address of each holder of a security interest to which the Notice was mailed pursuant to NRS 116.31163(2) and NRS 116.311635(1)(d) is as follows:

Mortgage Electronic Registration Systems,  
Inc. Its Successors And Assigns  
P.O. Box 2026  
Flint, Michigan 48501-2026

Ditech Financial LLC  
3000 Bayport Drive, Suite 880  
Tampa, Florida 33607

Mortgage Electronic Registration Systems,  
Inc. Its Successors And Assigns  
1901 East Voorhees Street, Suite C  
Danville, Illinois 61834

Ditech Financial LLC  
C/O Indecomm Global Services  
1260 Energy Lane  
St Paul, Minnesota 55108

Ditech Financial LLC  
1100 Virginia Drive, Suite 100 A  
Fort Washington, Pennsylvania 19034

Ditech Financial LLC  
Customer Service  
7360 South Kyrene Road  
Tempe, Arizona 85283

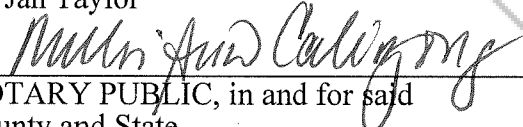
FURTHER AFFIANT SAYETH NAUGHT

DATED this 2nd day of March, 2023.



JAN TAYLOR, an employee of Leach Kern  
Gruchow Anderson Song

State of Nevada  
County of Douglas  
This instrument was acknowledge before me on  
this 2<sup>nd</sup> day of March, 2023.  
By Jan Taylor



NOTARY PUBLIC, in and for said  
County and State  
**Notary Appointment No.: 98-0827-1**  
**Notary Seal Expiration: January 10, 2026**

