

When Recorded Mail To:

Sequoia Village Homeowners Association
 c/o United Assessment Recovery, Inc.
 6625 S. Valley View Blvd. Suite 300
 Las Vegas, NV 89118
 Phone: (702) 983-4000

APN: 1220-16-310-098

TS #: 23-01249

Property Address: 1293 Woodside Dr. Gardnerville, NV 89460

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER NOTICE OF
 DELINQUENT ASSESSMENT LIEN**

IMPORTANT NOTICE

**WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS
 NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS
 IN DISPUTE!**

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS AND IT MAY BE SOLD WITHOUT ANY COURT ACTION. You have the legal right to bring your account in good standing by paying all amounts past due plus permitted costs and expenses within the time permitted by law for reinstatement of your account. No sale date may be set until ninety (90) days from the date this notice of default was mailed to you. This Notice of Default and Election to Sell Under Notice of Delinquent Assessment Lien will be mailed in compliance with Nevada law within 10 days after it is recorded.

Total Amount of Deficiency as of 1/3/2024:	\$4,791.43
Total Amount of Deficiency that is prior to first security interest as of 1/3/2024:	\$2,380.35
Amount of Priority Amount attributable to budgeted assessments as of 1/3/2024:	\$1,000.35
Amount of Priority attributable to costs of collection as of 1/3/2024:	\$1,380.00
Amount of Priority Amount attributable to amounts of NRS 116.310312 (if applicable) as of 1/3/2024:	\$0.00

a) If the holder of the first security interest on the unit does not satisfy the amount of the association's lien that is prior to that first security interest pursuant to subsection 3 of NRS 116.3116, the association may foreclose its lien by sale and the sale may extinguish the first security interest as to the unit, and

b) If, not later than 5 days before the date of the sale, the holder of the first security interest on the unit satisfies the amount of the association's lien that is prior to that first security interest pursuant to subsection 3 of NRS 116.3116 and, not later than 2 days before the date of the sale, a record of such satisfaction is recorded in the office of the recorder of the county in which the unit is located, the association may foreclose its lien by sale but the sale may not extinguish the first security interest as to the unit.

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While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage, or as required under your Covenants, Conditions and Restrictions. If you fail to make future payments or pay other obligations as required under your Covenants, Conditions and Restrictions, Sequoia Village Homeowners Association (the "Association") may insist that you do so in order to reinstate your account in good standing.

Upon your request, this office will mail you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and the Association may mutually agree in writing prior to the foreclosure sale to, among other things, 1) provide additional time in which to cure the default by transfer of the property or otherwise; 2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your Association permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your Association.

To find out about the amount you must pay, or arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: United Assessment Recovery, Inc. on behalf of Sequoia Village Homeowners Association, 6625 S. Valley View Blvd. Suite 300, Las Vegas, NV 89118. The phone number is (702) 983-4000.

If you have any questions, you should contact a lawyer or the Association which maintains the right of assessment on your property. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN THAT UNITED ASSESSMENT RECOVERY, INC.

is the duly appointed agent under Notice of Delinquent Assessment Lien recorded on 9/8/2023, as Instrument No. 2023-1000304 in the official records of Douglas County, Nevada; with the owner(s) as reflected on said lien being Clint James Martin; executed on behalf of Sequoia Village Homeowners Association; and hereby declares that a breach of the obligation for which the Covenants, Conditions and Restrictions has occurred, in that the payments have not been made of homeowner's assessments due from 12/1/2022 and all subsequent homeowner's assessments, monthly or otherwise, less credits and offsets, plus late charges, interest, trustee's fees and costs, attorney's fees and costs and Association fees and costs.

Legal Description: SEQUOIA VILLAGE LOT 15, in the County of Douglas, State of Nevada.

That by reason thereof, the Association has deposited with said agent such documents as the Covenants Conditions and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby due and payable and elects to cause the property to be sold to satisfy the obligations.

United Assessment Recovery, Inc. is a debt collector. United Assessment Recovery, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

United Assessment Recovery, Inc., whose address is 6625 S. Valley View Blvd. Suite 300, Las Vegas, NV 89118 is authorized by the association to enforce the lien by sale.

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DATE: January 3, 2024

K. Calmelat

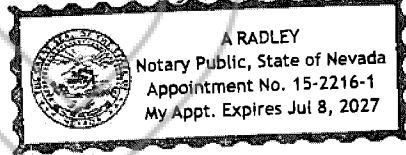
By: Kathleen Calmelat on behalf of United Assessment Recovery, Inc. as agent for Sequoia Village Homeowners Association

STATE OF NEVADA
COUNTY OF CLARK

On 1/3/2024 before me, A Radley, a Notary Public, personally appeared Kathleen Calmelat known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same

IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day and year first above written.

Signature *A. Radley* (Seal)
A Radley, Notary Public



United Assessment Recovery, Inc. is a debt collector. United Assessment Recovery, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose. 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