

APN: 1420-35-310-008

When recorded mail to:
Skyline Ranch 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)

NOTICE OF DELINQUENT ASSESSMENT FOR VIOLATION FINES AND FEES AND CLAIM OF LIEN AND NOTICE OF CONTINUING VIOLATION - HOMEOWNERS ASSOCIATION

Notice is hereby given of this Notice of Delinquent Assessment for Violation Fines and Fees and Claim of Lien AND Notice of Continuing Violation. Skyline Ranch Association, a non-profit corporation, hereinafter called Association, was formed to provide enforcement and the maintenance and preservation of the common area and enforcement of governing documents of the Association in the County of Douglas, State of Nevada, pursuant to NRS 116.3116. A Lien for amounts due and owing and Notice of Violation is claimed by Association against the following described property located in the County of Douglas, State of Nevada, commonly known as 1616 Jones St. more particularly described as follows:

Lot 8 in Block A as set forth on the Final Subdivision Map FSM #94-04-01 for SKYLINE RANCH PHASE I filed for record with the Douglas County Recorder on May 11, 2001 in Book 501, Page 3298 as Document No. 514006, of 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 Albert J. Ursic Jr. and Charlotte J. Ursic are the names of the owners or reputed owners of said property and improvements hereinabove described.

That the amount of \$27,860.20 comprises violation fines and attorney's fees assessed to the account which shall constitute a lien against the above described property, plus all accrued and accruing fees, continuing fines, foreclosure fees, transfer fees, attorney's fees and costs and other charges, as provided in the COVENANTS, CONDITIONS AND RESTRICTIONS, recorded June 13, 2001, as Document No. 0516290 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 and applicable Nevada law. That the Association has made demand for payment of the total amount due and owing and correction of the violation but said sum has not been paid and the violation has not been corrected.

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.

WHEREFORE, the Association does hereby declare that it must be contacted through the undersigned prior to any action regarding this property, including, but not limited to, conveyance of title.

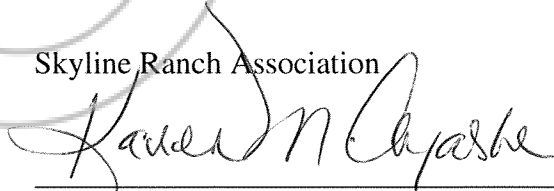
Please be advised that this document constitutes neither a demand for payment of the referenced debt nor a notice of personal liability to any recipient hereof who might have received a discharge of such debt in accordance with applicable bankruptcy laws or who might be subject to the automatic stay 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 liens pursuant to Chapter 116 of Nevada Revised Statutes.

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.

THIS COMMUNICATION IS FROM A LAW FIRM COLLECTING A DEBT ON BEHALF OF OUR CLIENT, THE ABOVE REFERENCED ASSOCIATION. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE.

DATED: March 4, 2024

Skyline Ranch Association



By: Karen M. Ayarbe, Esq., Its Attorney
5421 Kietzke Lane, Suite 200
Reno, NV 89511
(775) 324-5930

LOOSE NOTARY ON SEPARATE PAGE

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AND FEES AND CLAIM OF LIEN AND NOTICE OF CONTINUING
VIOLATION - HOMEOWNERS ASSOCIATION

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on March 4, 2024 by Karen M. Ayarbe, Esq.

Sylvia Baldemor

NOTARY PUBLIC

