

APN: 1419-09-001-002

When recorded mail to:
Clear Creek Tahoe Community Association
c/o Bogen Law Group, PLLC
9190 Double Diamond Pkwy Ste. 132
Reno, NV 89521

***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. (NRS §239B.030).

NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN

Notice is hereby given of this Notice of Delinquent Assessment and Claim of Lien made by **CLEAR CREEK TAHOE COMMUNITY ASSOCIATION**, a homeowners association governed by Chapter 116 of the Nevada Revised Statutes ("Association"). In accordance with Nevada Revised Statutes and the Association's Declaration of Covenants, Conditions, and Restrictions, recorded at Document No. 2016-888265 in the Official Records of Douglas County, Nevada, a lien is hereby asserted by the Association against the followed described property located in the County of **DOUGLAS**, in the State of Nevada, with an address of **186 Tor Ct., Carson City, NV 89705**, which is more particularly described as follows:

PARCEL 1:

Lot 57, of Clear Creek Tahoe Phase 3A, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, recorded on March 23, 2020, as File No. 943845, Official Records.

PARCEL 2:

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records, And amendments thereto recorded as Documents Numbers 890755, 902099, and 916465.

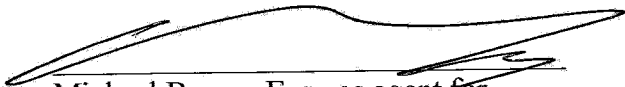
The following is/are the record owner(s) as of the date of creation of this document of the above described real property: **GREGORY A. THOMAS and HEATHER L THOMAS, AS CO-TRUSTEES OF THE THOMAS LIVING TRUST 10/18/1995.**

The total amount due as of today's date is **\$9,458.09.**

This lien shall secure additional monies that accrue after the date of this lien that shall include additional assessments, fines, late fees, interest, attorney's fees and costs.

THIS IS AN ATTEMPT TO COLLECT A DEBT BY A DEBT COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

DATED: March 19, 2024



Michael Bogen, Esq., as agent for
CLEAR CREEK TAHOE COMMUNITY ASSOCIATION

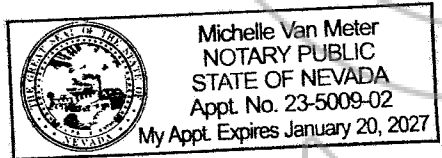
STATE OF NEVADA)
)
COUNTY OF WASHOE)

On March 19, 2024, before me Michelle Van Meter a notary public, personally appeared Michael Bogen [known to me]/[identified to me by driver's license to be the person whose name is subscribed on this instrument] and acknowledged to me that he executed this document.

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

Signature: Michelle Van Meter

Name of Notary Public: Michelle Van Meter



Notary Public Seal