

When recorded return to:

**NEVADA COMMUNITY MANAGEMENT
9500 W. FLAMINGO RD STE 204
LAS VEGAS, NV 89147**

A.P.N. 1319-30-614-006

Trustee Sale# 111078

NOTICE OF DELINQUENT ASSESSMENT (LIEN)

In accordance with Nevada Revised Statutes and the Association's Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the official records of **Douglas** County, Nevada, **Lot 10 Condominiums O.A.** has a lien on the following legally described property.

The property against which the lien is imposed is commonly referred to as **758 Milky Way Ct F, Stateline, NV 89449** and more particularly legally described as: **TAHOE VILLAGE #2 (SEE EXHIBIT A)** in **Book 1299** in **Page 4115** in the County of **Douglas**.

The owner(s) of record as reflected on the public record as of today's date is (are): **James Leventis**.

The mailing address(es) is: **PO Box 6689, Stateline, NV 89449**

The total amount due through today's date is: **\$7,081.67**. Of this total amount **\$5,626.50** represent Collection and/or Attorney fees, assessments, interest, late fees and service charges. **\$1,455.17** represents collections costs. Note: Additional monies shall accrue under this claim at the rate of the claimant's regular monthly or special assessments, plus permissible late charges, costs of collection and interest, accruing subsequent to the date of this notice.

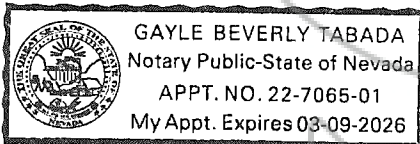
Date: **AUG 27 2024**

By: 
Debi Pike, owner of Nevada Community Management on behalf of **Lot 10 Condominiums O.A.**

State of Nevada
County of Clark
SUBSCRIBED and SWORN to before me on **AUG 27 2024** by Debi Pike.

(Seal)

(Signature)



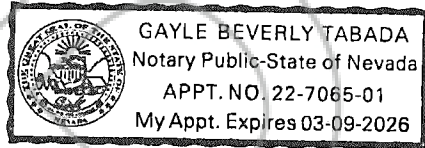

NOTARY PUBLIC

COUNTY OF CLARK

STATE OF NEVADA

On AUG 27 2024 before me, the undersigned, A notary Public in and for said County, personally appeared Debi Pike, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument that the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Gayle B. Tabada

Notary Public in and for said County and State



EXHIBIT A



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DOUGLAS COUNTY, STATE OF NEVADA, AS DESCRIBED IN DEED BOOK 1299, PAGE 4115, ID# 1319-30-614-006, BEING KNOWN AND DESIGNATED AS:

UNIT F AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 10 OF SECOND AMENDED MAP OF TAHOE VILLAGE UNIT NO. 2 RECORDED FEBRUARY 2, 1979, AS DOCUMENT NO. 29640 OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

TOGETHER WITH AN UNDIVIDED 1/8TH INTEREST IN AND TO THAT PORTION DESIGNATED AS COMMON AREA AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 10 OF SECOND AMENDED MAP OF TAHOE VILLAGE UNIT NO. 2 RECORDED FEBRUARY 2, 1979, AS DOCUMENT NO. 29640 OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

MORE COMMONLY KNOWN AS: 758 MILKY WAY COURT F, STATELINE, NV 89449.

BY FEE SIMPLE DEED FROM RICHARD ZIKER AND PAULA ZIKER, TRUSTEES OR THE ZIKER FAMILY TRUST CREATED BY A DECLARATION OF TRUST DATED JULY 20, 1992 AS TO UNDIVIDED 1/2 INTEREST AND HAROLD B. NEEDHAM WHO ACQUIRED TITLE AS AN UNMARRIED MAN AND ELLYN WILLIAMS NEEDHAM, HUSBAND AND WIFE AS SET FORTH IN DEED BOOK 1299, PAGE 4115 DATED 12/16/1999 AND RECORDED 12/21/1999, DOUGLAS COUNTY RECORDS, STATE OF NEVADA.