Misty Blanchard

From: Cindy Manning [cindy@yourcommunitymanager.com]
Sent: Friday, December 07, 2012 1:55 PM
To: Misty Blanchard
Subject: RE: HOA Sale Scheduled - 7510 Perla Del Mar Ave Mandolin

Please postpone and they will consider sending this one after January as well. Thanks!

Have a wonderful holiday season!

Cindy A. Manning, CAM
Community Manager
Las Vegas Valley Community Management, LLC.
P.O. Box 750266
Las Vegas, Nevada 89136-0266
(702) 655-7064 Ext 1106 Direct
(702) 655-7051 Fax
Cindy@yourcommunitymanager.com

LAS VEGAS VALLEY
COMMUNITY MANAGEMENT, LLC.

From: Misty Blanchard [mailto:mblanchard@nas-inc.com]
Sent: Friday, December 07, 2012 1:16 PM
To: Cindy Manning
Subject: HOA Sale Scheduled - 7510 Perla Del Mar Ave Mandolin

Please be advised there is an HOA sale scheduled for 12/14/12. There are 3 postponements available. Please advise how the Association would like to proceed with the sale.

We have discovered that more properties are now being sold at the foreclosure auction to third party investors. When this happens, all parties get paid, including the HOA. Therefore, it is suggested that the HOA allow NAS to take the property to foreclosure sale. If there are third party investors interested in buying the property, it will be sold to such interested parties. If there are no third party investors at the sale, and the HOA wants to give further consideration to other possible sale outcomes or options, NAS can then have the foreclosure sale postponed to a later date.

Again, it is the recommendation of NAS to proceed with the sale in anticipation of a third party investor buying the property. Please let me know how to proceed with each HOA sale e-mail I send you each week.

Number:	1001969PPP
Page:	1
Date:	11/27/2012

PRIORITY™
POSTING AND PUBLISHING

17501 Irvine Blvd., Suite # 1, Tustin, California 92780
Phone: (714) 573-7777 Fax: (714) 573-7755 Toll Free: (800) 570-3500 Fax: (800) 570-3515

SOLD TO
NEVADA ASSOCIATION SERVICES
6224 W DESERT INN RD
SUITE A
LAS VEGAS, NV 89146

SHIP TO

T.S. Number	Trustor Name	Customer No	Due Date	Terms
N69603	Nolan	237	12/27/2012	Net 30 Days

Item No.	Description/Comments	Run Dates	Amount
POST	NOTICE OF SALE		75.00
PUB	PUBLISH: NEVADA LEGAL NEWS	11/21, 11/28, 12/05/2012	346.67

7510 Perla Del Mar Ave
Las Vegas, NV
89179

CLARK, NV COUNTY

Subtotal before taxes	421.67
Total taxes	0.00
Total amount	421.67
Payment received	0.00
Discount taken	0.00
Amount due	421.67

Customer Copy

NAS
NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885
Fax: (702) 804-8887
Toll Free: (888) 627-5544

December 12, 2012

Dominic J Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

RE: 7510 Perla Del Mar Ave / N69603
Mandolin / Dominic J Nolan

Dear Mr. Nolan:

THIS LETTER SERVES AS A COURTESY ONLY.

You have been previously advised that an HOA sale was set on the above property. This letter serves as a courtesy to inform you that the HOA sale has been postponed to Friday, February 1, 2013.

You may wish to contact this office to discuss your account.

Thank you.

Sincerely,

Misty Blanchard

Misty Blanchard
Nevada Association Services, Inc.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

WESTERN UNION | MONEY ORDER

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

SMITHS #363 Nolan | NVNGC 14-616808744

A 706165 D 121212
T 1924 01
14616808744 L 000363

$ 250.00

PAY EXACTLY TWO HUNDRED FIFTY DOLLARS AND NO CENTS

PAY TO THE ORDER OF N/A

7510 Boulder Hwy Las Vegas, NV 89139

7510 Boulder Hwy Ave

⑆102100400⑆ 4014616808744⑈

DEC 17 2007

NEVADA ASSOCIATION SERVICES, INC.
6224 West Desert Inn Road (702) 804-8885
Las Vegas, Nevada 89146

Nevada Association Services, Inc. is a debt collector.
Nevada Association Services, Inc. is attempting to collect a debt.
Any information obtained will be used for that purpose.

036140

DATE 12/17/18

RECEIVED FROM Dominic Nolan

THE SUM OF 7510 Perla Del Mar Ave DOLLARS $ 250-

FOR NUMOO3

AMOUNT OF ACCOUNT $ _____

AMOUNT PAID ..... $ _____

BALANCE DUE ..... $ _____

BY CJ

☐ CASH ☐ CHECK ☒ M.O. ☐ CREDIT CARD

Thank You!

Nevada Association Services
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885
Fax: (702) 804-8887
Toll Free: (888) 627-5544

Nevada Association Services
Disbursement Requisition

Date: December 13, 2012
Owner(s) names: Dominic Nolan
Property Add.: 7510 Perla Del Mar Ave
Account Number: 59361
HOA: Mandolin

Processed By: June Gerber
N#: N69603

Payment Made By: CC/MO
Full or Partial Payment: Partial Payment
If Full Payment, Assessments Paid

Manager
Mandolin
c/o Kelly Rosenfield
Las Vegas Valley Community Management
10501 W. Gowan Rd. Suite 160
Las Vegas, NV 89129

Amounts to Disburse

NAS Fees	$0.00	
NAS Costs	$0.00	
To HOA:	$180.00	
To Mgmt Co:	$0.00	
To Title Co:	$35.00	North American Title Company, Order# 45010-12-36179
To Posting Co:	$35.00	Priority Posting & Publishing, Order# 1001969
Total Of Payment:	$250.00	
Notes:		

Mailing	$0.00
Recording Costs	$0.00

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

NAS
NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services, Inc
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

December 13, 2012

Mandolin
c/o Kelly Rosenfield
Las Vegas Valley Community Management
10501 W. Gowan Rd. Suite 160
Las Vegas, NV 89129

RE: Dominic J Nolan
7510 Perla Del Mar Ave
Acct#: 59361
NAS# N69603

Dear Board of Directors:

Enclosed you will find a client trust account check in the amount of $180.00. This represents a partial payment on the above referenced delinquent account. From the payment made by the delinquent Homeowner, NAS has deducted $70.00 in costs and $0.00 for fees.

Should you have any further questions, please do not hesitate to call me.

Sincerely,

June Gerber
Nevada Association Services, Inc.
Encl.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

NEVADA ASSOCIATION SERVICES 'NC.
TRUST ACCOUNT
6224 W. DESERT INN RD.
LAS VEGAS, NV 89146
(702) 804-8885

BANK OF NEVADA

261083
94-177/1224

DATE 12/13/2012

PAY TO THE ORDER OF Mandolin $ **180.00

One Hundred Eighty and 00/100********** DOLLARS

Mandolin
c/o Las Vegas Valley Community Mgmt
10501 W Gowan #160
Las Vegas, NV 89129

VOID AFTER 180 DAYS

MEMO 7510 Perla Del Mar Ave N69603

Debbie Klutka

SECURITY FEATURES INCLUDED DETAILS ON BACK.

⑈261083⑈ ⑆122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 261083

Mandolin 12/13/2012

Nolan 180.00

Bank of Nevada Trust 7510 Perla Del Mar Ave N69603 180.00

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 261083

Mandolin 12/13/2012

Nolan 180.00

Bank of Nevada Trust 7510 Perla Del Mar Ave N69603 180.00

Please Reorder from Priority Business Checks Ph. (702) 263-2435 Fax (702) 263-2436 (Ask About All Your Printing Needs)

NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

December 13, 2012

North American Title
Attn: Irene K Bitton
3200 E. Camelback Rd., Ste. 150
Phoenix, AZ 85018

RE: North American Title # 45010-12-36179
NAS # N69603

To whom it may concern:

Enclosed you will find a client trust account check in the amount of $35.00. This represents Partial Payment on the above-referenced matter.

If you have any questions, please do not hesitate to call.

Sincerely,

June Gerber
Nevada Association Services, Inc.
Encl.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

NEVADA ASSOCIATION SERVICE[illegible] [illegible]IC.
TRUST ACCOUNT
6224 W. DESERT INN RD.
LAS VEGAS, NV 89146
(702) 804-8885

BANK OF NEVADA

261084
94-177/1224

DATE 12/13/2012

PAY TO THE ORDER OF North American Title $ **35.00

Thirty-Five and 00/100********** DOLLARS

North American Title Company
3200 E. Camelback Road, Suite 150
Phoenix, AZ 85018

VOID AFTER 180 DAYS

MEMO

36179 N69603

SECURITY FEATURES INCLUDED DETAILS ON BACK

⑈261084⑈ ⑆122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 261084

North American Title 12/13/2012

Nolan 35.00

Bank of Nevada Trust 36179 N69603 35.00

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 261084

North American Title 12/13/2012

Nolan 35.00

Bank of Nevada Trust 36179 N69603 35.00

Please Reorder from Priority Business Checks Ph (702) 263-2435 Fax (702) 263-2436 (Ask About All Your Printing Needs)

NAS
NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services, Inc
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

December 13, 2012

Priority Posting & Publishing
Attn: Lockbox Dept.
P.O. Box 25099
Santa Ana, CA 92799

RE: Priority Posting & Publishing # 1001969
NAS # N69603

To whom it may concern:

Enclosed you will find a client trust account check in the amount of $35.00. This represents Partial Payment on the above-referenced matter.

If you have any questions, please do not hesitate to call.

Sincerely,

June Gerber
Nevada Association Services, Inc.
Encl.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

NEVADA ASSOCIATION SERVICES, INC.
TRUST ACCOUNT
6224 W. DESERT INN RD.
LAS VEGAS, NV 89146
(702) 804-8885

BANK OF NEVADA

261085
94-177/1224

DATE 12/13/2012

PAY TO THE ORDER OF Priority Posting & Publishing $ **35.00

Thirty-Five and 00/100********** DOLLARS

Priority Posting
Attn: Lockbox Dept.
P.O. Box 25099
Santa Ana, CA 92799-5099

VOID AFTER 180 DAYS

MEMO

Debbie Klutka

1001969 N69603

SECURITY FEATURES INCLUDED DETAILS ON BACK

⑈261085⑈ ⑆122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 261085

Priority Posting & Publishing	12/13/2012	
Nolan		35.00

Bank of Nevada Trust 1001969 N69603 35.00

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 261085

Priority Posting & Publishing	12/13/2012	
Nolan		35.00

Bank of Nevada Trust 1001969 N69603 35.00

Please Reorder from Priority Business Checks Ph. (702) 263-2435 Fax (702) 263-2436 (Ask About All Your Printing Needs)

To whom in concern,

My name is Dominic Nolan, owner of property 7510 Perla Del Mar Ave Las Vegas, NV 89179. I have a delinquent assessment and was recently notified of a possible foreclosure on said residence. I am a member of IBEW Local Union #357, and I have been unemployed for the past 13 months. This is the main reason why I am delinquent on my payments. I recently returned to work, and I am requesting to set up a 12 month payment plan and to put a hold on the foreclosure. I understand that I haven't held up my end of the signed agreement, but I ask for your understanding in this matter. I am willing and able to bring the account current so both parties involved are satisfied.

Sincerely,

Dominic J. Nolan

Carly Jarrard

From: Cindy Manning [cindy@yourcommunitymanager.com]
Sent: Monday, December 17, 2012 11:04 AM
To: Carly Jarrard
Subject: RE: 7510 Perla Del Mar Ave
Attachments: image005.png; image008.png; image009.png; image010.png; image011.jpg; image001.jpg

Approved- thanks!

Have a wonderful holiday season!

Cindy A. Manning, CAM
Community Manager
Las Vegas Valley Community Management, LLC.
P.O. Box 750266
Las Vegas, Nevada 89136-0266
(702) 655-7064 Ext 1106 Direct
(702) 655-7051 Fax
Cindy@yourcommunitymanager.com

LAS VEGAS VALLEY
COMMUNITY MANAGEMENT, LLC.

From: Carly Jarrard [mailto:carly@nas-inc.com]
Sent: Monday, December 17, 2012 10:56 AM
To: Cindy Manning
Subject: 7510 Perla Del Mar Ave

Owner(s): Dominic J Nolan
Property Address: 7510 Perla Del Mar Ave
Association: Mandolin

Good morning,

The above homeowner is requesting a 12 month payment plan. The balance as of November was $3954.62 but he did just bring in a $250.00 good faith payment. Please advise if approved.

Thank you,

Carly Jarrard

Nevada Association Services, Inc.
6224 W. Desert Inn Rd.
Las Vegas, NV 89146
www.nas-inc.com
702-804-8885 Office
702-804-8887 Fax

HOLIDAY HOURS: NAS will be closed on December 24th & 25th. Additionally, we will be closing at noon on December 31st and will remain closed through January 1, 2013. We will reopen January 2, 2013 at 9:00 am. Have a safe and happy holiday season!

PERSONAL AND CONFIDENTIAL: Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose. This message originates from Nevada Association Services, Inc. This message and any file(s) or attachment(s) transmitted with it are confidential, intended only for the named recipient, and may contain information that is a trade secret, proprietary, or is otherwise protected against unauthorized use or disclosure. Any disclosure, distribution, copying, or use of this information by anyone other than the intended recipient, regardless of address or routing, is strictly prohibited. Personal messages express only the view of the sender and are not attributable to Nevada Association Services, Inc.

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2012.0.2221 / Virus Database: 2637/5466 - Release Date: 12/17/12

Mandolin

Dominic J. Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

Property Address: 7510 Perla Del Mar Ave
Account #: 59361

Code	Date	Amount	Balance	Check#	Memo
Capital Contribution	12/10/2010	118.00	118.00		Capital Contribution
Payment	12/16/2010	-236.00	-118.00	2096757	From No.Amer.Title
HOA Dues	1/1/2011	59.00	-59.00		HOA Dues
HOA Dues	2/1/2011	59.00	0.00		HOA Dues
Payment	2/17/2011	-75.00	-75.00	1006	LasVegasValleyCABLB021711 DAT
HOA Dues	3/1/2011	59.00	-16.00		HOA Dues
HOA Dues	4/1/2011	59.00	43.00		HOA Dues
Late fee	4/16/2011	4.30	47.30		1st Past Due
HOA Dues	5/1/2011	59.00	106.30		HOA Dues
Late fee	5/16/2011	10.20	116.50		2nd Past Due
HOA Dues	6/1/2011	59.00	175.50		HOA Dues
Payment	6/2/2011	-59.00	116.50	1007	LasVegasValleyCABLB060211.DAT
Payment	6/3/2011	-64.90	51.60	1009	LasVegasValleyCABLB060311.DAT
Payment	6/3/2011	-116.50	-64.90	1008	LasVegasValleyCABLB060311.DAT
HOA Dues	7/1/2011	59.00	-5.90		HOA Dues
HOA Dues	8/1/2011	59.00	53.10		HOA Dues
Late fee	8/16/2011	5.31	58.41		1st Past Due
HOA Dues	9/1/2011	59.00	117.41		HOA Dues
Late fee	9/16/2011	11.21	128.62		2nd Past Due
HOA Dues	10/1/2011	59.00	187.62		HOA Dues
Late fee	10/16/2011	17.11	204.73		Intent to Lien
Intent to Lien Fee	10/16/2011	50.00	254.73		Intent to Lien
HOA Dues	11/1/2011	59.00	313.73		HOA Dues
Late fee	11/16/2011	23.01	336.74		Liened
HOA Dues	12/1/2011	59.00	395.74		HOA Dues
Late fee	12/16/2011	28.91	424.65		Liened
HOA Dues	1/1/2012	59.00	483.65		HOA Dues
Late fee	1/16/2012	34.81	518.46		Liened
HOA Dues	2/1/2012	59.00	577.46		HOA Dues
Late fee	2/16/2012	40.71	618.17		Liened
HOA Dues	3/1/2012	59.00	677.17		HOA Dues
Late fee	3/16/2012	46.61	723.78		Liened

Las Vegas Valley Community Management LLC | P.O. Box 750266 | Las Vegas, NV 89136-0266 | (702)655-7064

Make check payable and send to: Mandolin HOA
P.O. Box 66573
, Phoenix, AZ 85082-6573

12/17/2012

HOA Dues		4/1/2012	59.00	782.78	HOA Dues
Late fee		4/16/2012	52.51	835.29	Liened
HOA Dues		5/1/2012	59.00	894.29	HOA Dues
Late fee		5/16/2012	58.41	952.70	Liened
HOA Dues		6/1/2012	59.00	1,011.70	HOA Dues
Late fee		6/16/2012	64.31	1,076.01	Liened
HOA Dues		7/1/2012	59.00	1,135.01	HOA Dues
Late fee		7/16/2012	70.21	1,205.22	Liened
HOA Dues		8/1/2012	59.00	1,264.22	HOA Dues
Late fee		8/16/2012	76.11	1,340.33	Liened
HOA Dues		9/1/2012	59.00	1,399.33	HOA Dues
Late fee		9/16/2012	82.01	1,481.34	Liened
HOA Dues		10/1/2012	59.00	1,540.34	HOA Dues
Late fee		10/16/2012	87.91	1,628.25	Liened
HOA Dues		11/1/2012	59.00	1,687.25	HOA Dues
Late fee		11/16/2012	93.81	1,781.06	Liened
HOA Dues		12/1/2012	59.00	1,840.06	HOA Dues

Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance:	1,840.06
59.00	152.81	146.91	1,481.34		

−180

1660.06

Las Vegas Valley Community Management LLC | P.O. Box 750266 | Las Vegas, NV 89136-0266 | (702)655-7064

Make check payable and send to: Mandolin HOA
P.O. Box 66573
, Phoenix, AZ 85082-6573

12/17/2012

Nolan, Dominic
7510 Perla Del Mar Ave

Mandolin
Account No.:59361

NAS #N69603

Assessments, Late Fees, Interest, Attorneys Fees & Collection Costs	Qty	**Monthly** Present Rate	**CURRENT** NAS FEES	**TOTAL** NAS COSTS
Dates of Delinquency: 08/01/2011-12/31/2012		8/1/2011 12/31/2012	8/1/2011 12/31/2012	8/1/2011 12/31/2012
Balance Forward		(5.90)	0.00	0.00
Assessment Amount		59.00	0.00	0.00
No. of Periods Delinquent		17	0	0
Total Assessments Due		1003.00	0.00	0.00
Late fee amount		0.00	0.00	0.00
No. of Periods Late Fees Incurred		2	0	0
Total Late Fees Due		792.96	0.00	0.00
Interest Due		0.00	0.00	0.00
HOA Intent to Lien		50.00	0.00	0.00
Management Co. Fee/ Admin Fee		50.00	0.00	0.00
Transfer Fee		0.00	0.00	0.00
Demand Letter		0.00	135.00	0.00
Notice of Delinquent Assessment Lien/Violations Lien		0.00	325.00	0.00
Release of Notice of Delinquent Assessment Lien/Violations Lien		0.00	30.00	0.00
Mailing		0.00	72.00	101.70
Recording Costs		0.00	0.00	87.00
Intent to Notice of Default		0.00	75.00	0.00
Payment Plan Fee		0.00	0.00	0.00
Payment Plan Breach Letters		0.00	0.00	0.00
Escrow Demand Fee		0.00	0.00	0.00
Notice of Default Fees		0.00	400.00	0.00
Title Report		0.00	0.00	0.00
Property Report		0.00	0.00	195.00
Notice of Sale Fee		0.00	250.00	0.00
Posting & Publication Cost		0.00	0.00	0.00
Publication Cost		0.00	0.00	346.67
Posting & Serving Service Cost		0.00	0.00	75.00
Courier		0.00	0.00	0.00
Postponement of Sale		0.00	75.00	0.00
Conduct Foreclosure Sale		0.00	125.00	0.00
Prepare/Record Deed		0.00	0.00	0.00
Property Transfer Tax		0.00	0.00	0.00
Subtotals		$1890.06	$1487.00	$805.37

Credit	**Date**	**Type**	**Amount**
			(0.00)
OTHER CREDITS TOTAL			**0.00**

Payment Credits	**Amount**
Assessments/Violations	(180.00)
Interest	(0.00)
Late charges	(0.00)
Management Co	(0.00)
NAS Fees	(0.00)
NAS Costs	(70.00)
PAYMENTS TOTAL	**(250.00)**
TOTAL	**3932.43**

Assessments:	$867.10
Interest:	$0.00
Late charges:	$792.96
Management Co:	$50.00
Collection fees:	$1487.00
Collection costs:	$735.37
GRAND TOTAL:	$3932.43

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

December 17, 2012

Dominic J Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

RE: 7510 Perla Del Mar Ave
Mandolin / Dominic Nolan / N69603

Dear Mr. Nolan:

This letter confirms your agreement to pay all delinquent assessments due on the above referenced property:

Amounts and Dates

1/3/2013	$453.00	2/3/2013	$453.00	3/3/2013	$453.00
4/3/2013	$453.00	5/3/2013	$453.00	6/3/2013	$453.00
7/3/2013	$453.00	8/3/2013	$453.00	9/3/2013	$453.00
10/3/2013	$453.00	11/3/2013	$453.00	12/3/2013	** BALANCE

**** Contact this office to obtain the final payment amount.**

The current monthly assessment obligation may be included in the payment plan.

Any special assessments or increases in monthly assessments, or other charges, that may be levied by your association will be added to the payment schedule. Should you fail to make full payment by the dates indicated above, the full amount will be immediately due and payable. If not paid, the foreclosure proceedings will continue.

Payment must be in the form of cashier's check or money order. Your cashier's check or money order must be made payable to Nevada Association Services, Inc.

Your association may apply your payments to assessments, penalties, if any, fines, if any, late fees, interest, collection costs and other charges. By signing this agreement and returning it to this office, you understand and agree to the terms stated above.

Sincerely,

Carly Jarrard

Carly Jarrard, Nevada Association Sevices, Inc.

Agree and accepted:

Signature Date
cc: Mandolin

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885
Fax: (702) 804-8887
Toll Free: (888) 627-5544

January 7, 2013

Dominic J Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

RE: 7510 Perla Del Mar Ave
Mandolin / Dominic J Nolan
NAS # N69603

Dear Mr. Nolan:

As you know, you have breached the terms of the previously agreed upon payment plan. If you have already submitted your payment, please notify this office immediately. If you have not submitted payment, you must remit your payment immediately, along with an additional $25.00 fee.

If you fail to remit your payment within 5 days, full payment will be due and payable or this office will be forced to proceed with the non-judicial foreclosure action.

Sincerely,

Carly Jarrard

Carly Jarrard
Nevada Association Services, Inc.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Misty Blanchard

From:	Misty Blanchard [mblanchard@nas-inc.com]
Sent:	Thursday, January 24, 2013 11:13 AM
To:	Cindy@yourcommunitymanager.com
Subject:	HOA Sale Scheduled - 7510 Perla Del Mar Ave Mandolin
Attachments:	N69603_WeeklyHOASales2.pdf

Please be advised there is an HOA sale scheduled for 2/1/2013. There are 2 postponements available. Please advise how the Association would like to proceed with the sale.

The owner has breached their payment arrangement.

We have discovered that more properties are now being sold at the foreclosure auction to third party investors. When this happens, all parties get paid, including the HOA. Therefore, it is suggested that the HOA allow NAS to take the property to foreclosure sale. If there are third party investors interested in buying the property, it will be sold to such interested parties. If there are no third party investors at the sale, and the HOA wants to give further consideration to other possible sale outcomes or options, NAS can then have the foreclosure sale postponed to a later date.

Again, it is the recommendation of NAS to proceed with the sale in anticipation of a third party investor buying the property. Please let me know how to proceed with each HOA sale e-mail I send you each week.

Thank you,

Misty Blanchard
Nevada Association Services, Inc.
6224 W. Desert Inn Rd.
Las Vegas, NV 89146
702-804-8885 Office
702-804-8887 Fax

NAS
NEVADA ASSOCIATION SERVICES, INC.

PERSONAL AND CONFIDENTIAL: Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose. This message originates from Nevada Association Services, Inc. This message and any file(s) or attachment(s) transmitted with it are confidential, intended only for the named recipient, and may contain information that is a trade secret, proprietary, or is otherwise protected against unauthorized use or disclosure. Any disclosure, distribution, copying, or use of this information by anyone other than the intended recipient, regardless of address or routing, is strictly prohibited. Personal messages express only the view of the sender and are not attributable to Nevada Association Services, Inc.

NAS
NEVADA ASSOCIATION SERVICES, INC.

Phone (702) 804-8885 Fax (702) 804-8887
Toll Free (888) 627-5544
6224 W. Desert Inn Road, Suite A Las Vegas, NV 89146

TS Number : N69603

Certificate of Postponement

On Friday, December 14, 2012 at 10:00AM, the undersigned appeared at the location described in the Notice of Trustee Sale and publicly announced postponement of said sale from Friday, December 14, 2012 to Friday, February 1, 2013 at 10:00AM at the same location.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Nevada Association Services, Inc.

Misty Blanchard

From: Cindy Manning [cindy@yourcommunitymanager.com]
Sent: Thursday, January 24, 2013 2:42 PM
To: Misty Blanchard
Subject: RE: HOA Sale Scheduled - 7510 Perla Del Mar Ave Mandolin

Please proceed with auction to third party investor- thanks!

From: Misty Blanchard [mailto:mblanchard@nas-inc.com]
Sent: Thursday, January 24, 2013 11:13 AM
To: Cindy Manning
Subject: HOA Sale Scheduled - 7510 Perla Del Mar Ave Mandolin

Please be advised there is an HOA sale scheduled for 2/1/2013. There are 2 postponements available. Please advise how the Association would like to proceed with the sale.

The owner has breached their payment arrangement.

We have discovered that more properties are now being sold at the foreclosure auction to third party investors. When this happens, all parties get paid, including the HOA. Therefore, it is suggested that the HOA allow NAS to take the property to foreclosure sale. If there are third party investors interested in buying the property, it will be sold to such interested parties. If there are no third party investors at the sale, and the HOA wants to give further consideration to other possible sale outcomes or options, NAS can then have the foreclosure sale postponed to a later date.

Again, it is the recommendation of NAS to proceed with the sale in anticipation of a third party investor buying the property. Please let me know how to proceed with each HOA sale e-mail I send you each week.

Thank you,

Misty Blanchard
Nevada Association Services, Inc.
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Las Vegas, NV 89146
702-804-8885 Office
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Priority Posting & Publishing
Order # P1001969
TS # N69603

AFFIDAVIT OF SERVICE

State of Nevada)
County of Clark)

I, Robert Turner, state:

That at all times herein I have been a citizen of the United States, over 18 years of age, and am not a party to, or interested in, the proceeding in which this affidavit is made.

I served **Dominic J. Nolan** with a copy of the Notice of Sale, on 11/15/2012 at approximately 11:15 AM, by:

Attempting to personally serve the person(s) residing at the property, however no one answered the door. I thereafter posted a copy of the Notice of Sale on the property in the manner prescribed pursuant to NRS 116.311635, in a conspicuous place on the property, which is located at:

7510 Perla Del Mar Avenue
Las Vegas NV 89179

I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.

Dated 11/15/2012

Nevada Legal Support Services LLC

Robert A Turner

Robert Turner, 1726777
930 S. 4th Street, Suite 200
Las Vegas, NV 89101
(702) 382-2747
NV License #1711

NLN ID# 420391 71
COUNTY OF SERVICE: CLARK
SERVER: Robert Turner

Priority Posting & Publishing
Order # P1001969
TS # N69603

AFFIDAVIT OF POSTING NOTICE OF TRUSTEE'S SALE

State of Nevada)
County of Clark)

I, Jessica Pruett, state:

That at all times herein I have been a citizen of the United States, over 18 years of age, and am not a party to, or interested in, the proceeding in which this affidavit is made.

On 11/15/2012 , I posted a copy of the Notice of Trustee's Sale pursuant to NRS 107.080, concerning Trustee Sale N69603, in a public place in the county where the property is situated, to wit:

NEVADA LEGAL NEWS, 930 S FOURTH ST, LAS VEGAS
CLARK COUNTY COURTHOUSE, 200 LEWIS ST, LAS VEGAS
CLARK COUNTY BUILDING, 309 S THIRD ST, LAS VEGAS

The purported owner and address of the property contained in the Notice of Trustee's Sale being:

Dominic J. Nolan, 7510 Perla Del Mar Avenue, Las Vegas NV 89179.

I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.

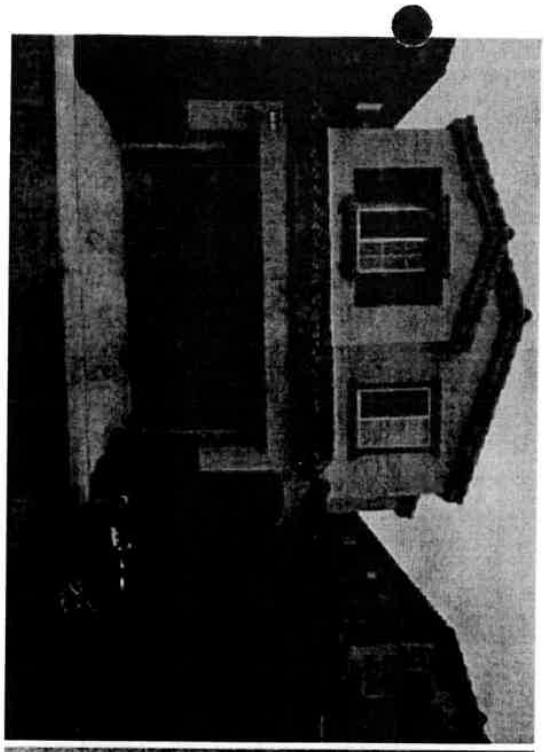
Dated 11/15/2012

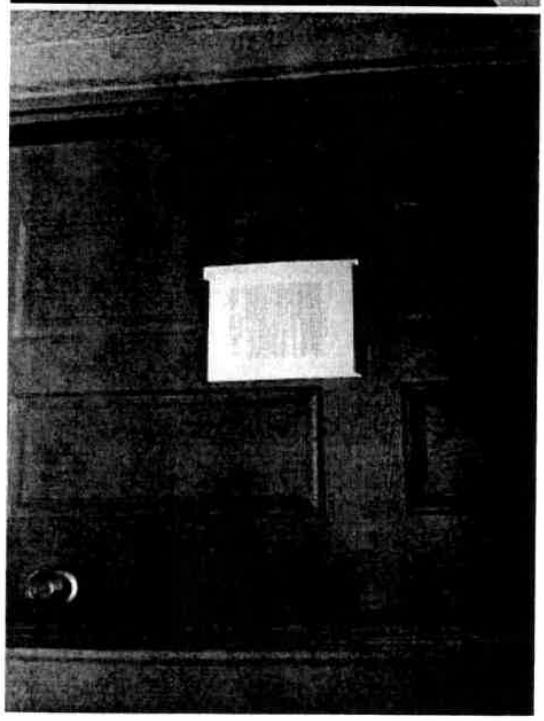
Nevada Legal Support Services LLC

Jessica Pruett

Jessica Pruett
930 S. 4th Street, Suite 200
Las Vegas, NV 89101
(702) 382-2747
NV License #1711

NLN ID# 420391 71
COUNTY OF SERVICE: CLARK
SERVER: Jessica Pruett
NEVADA ASSOCIATION





Photos taken by: Robert Turner County: CLARK 12
Photo Date: 11/15/2012 Time: 11:15 AM NLN ID# 420391 Page 1 of 1
Primary Borrower: Dominic J. Nolan
Property Address: 7510 Perla Del Mar Avenue, Las Vegas NV 89179

Nevada Legal Support Services LLC
930 S. 4th Street, Suite 200
Las Vegas, NV 89101
(702) 382-2747 NV. Lic. #1711

Priority Posting & Publishing Order # P1001969 TS#N69603

AFFP

P1001969

Affidavit of Publication

STATE OF NEVADA }
COUNTY OF CLARK } SS

I, Rosalie Qualls state:

That I am Assistant Operations Manager of the Nevada Legal News, a daily newspaper of general circulation, printed and published in Las Vegas, Clark County, Nevada; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Nov 21, 2012
Nov 30, 2012
Dec 07, 2012

That said newspaper was regularly issued and circulated on those dates. I declare under penalty of perjury that the foregoing is true and correct.

DATED: Dec 07, 2012

Rosalie Qualls

APN # 176-34-114-031 NAS # N69603 Mandolin NOTICE OF FORECLOSURE SALE WARNING! A SALE OF YOUR PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE. YOU MUST ACT BEFORE THE SALE DATE. IF YOU HAVE ANY QUESTIONS, PLEASE CALL NEVADA ASSOCIATION SERVICES, INC. AT (702) 804-8885. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY. YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, December 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN THAT on 12/14/2012, at 10:00 am at the front entrance to the Nevada Association Services, Inc. 6224 West Desert Inn Road, Las Vegas, Nevada, under the power of sale pursuant to the terms of those certain covenants conditions and restrictions recorded on July 6, 2006 as instrument number 000347 BK 20060706 of official records of Clark County, Nevada Association Services, Inc., as duly appointed agent under that certain Delinquent Assessment Lien, recorded on January 4, 2012 as document number 0001123 Book 20120104 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following commonly known property known as: 7510 Perla Del Mar Ave, Las Vegas, NV 89179. Said property is legally described as: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63, official records of Clark County, Nevada. The owner(s) of said property as of the date of the recording of said lien is purported to be: Dominic J Nolan The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is $3,954.62. Payment must be in cash or a cashier's check drawn on a state or national bank, check drawn on a state or federal savings and loan association, savings association or savings bank and authorized to do business in the State of Nevada. The Notice of Default and Election to Sell the described property was recorded on 2/27/2012 as instrument number 0002448 Book 20120227 in the official records of Clark County. Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose. November 12, 2012 Nevada Association Services, Inc. 6224 W. Desert Inn Road, Suite A Las Vegas, NV 89146 (702) 804-8885, (888) 627-5544 By: Elissa Hollander, Agent for Association and employee of Nevada Association Services, Inc. When Recorded Mail To: Nevada Association Services, Inc. 6224 W. Desert Inn Road, Suite A Las Vegas, NV 89146 P1001969 11/21, 11/30, 12/07/2012

04106278 00338131

PRIORITY POSTING & PUBLISHING-2012
17501 IRVINE BLVD. SUITE 1
TUSTIN, CA 92780

Order No.: 45010-12-36179G1
Customer Ref.: N69603

ENDORSEMENT

Attached to Policy No.

Issued By

REPORT ONLY

The Company here assures the Assured that, subsequent to the date of the Guarantee issued under the above number, no matters are shown by the public records which would affect the assurances in said Guarantee other than the following:

A "NOTICE OF CLAIM OF LIEN" RECORDED AUGUST 21, 2012 IN BOOK 20120821 AS DOC/INST. NO.: 0002010 OF OFFICIAL RECORDS.

MAIL TO:

REPUBLIC SERVICES
P.O. BOX 98508
LAS VEGAS, NV 89193-8508
ACCT. # 620-10836

A "NOTICE OF DEFAULT" ON ITEM # 12 OF FCL REPORT RECORDED AUGUST 14, 2012 IN BOOK 20120814 AS DOC/INST. NO.: 0001300 OF OFFICIAL RECORDS.

AS OF PLANT DATE 01/25/2013:

A "NOTICE OF FORECLOSURE SALE" ON ITEM # 11 OF FCL REPORT RECORDED NOVEMBER 15, 2012 IN BOOK 20121115 AS DOC/INST. NO.: 0002280 OF OFFICIAL RECORDS.

The following matters are shown by the public records which will not affect the assurance in said Guarantee:

NONE

The total liability of the Company under said Guarantee and under this Endorsement thereto shall not exceed, in the aggregate, the amount stated in said Guarantee.

This Endorsement is made a part of said Guarantee and is subject to the exclusions from coverage, the limits of liability and the other provisions of the Conditions and Stipulations therein, except as modified by the provisions hereof.

Effective Date: January 25, 2013

By: Terry Parks
Authorized Signature

Endorsement LTAA 15
(Trustee's Sale Guarantee - Bringdown)
S8AZOTE.1447 Rev. 1/20/03

(2)

Inst #: 201211150002280
Fees: $18.00
N/C Fee: $0.00
11/15/2012 09:36:24 AM
Receipt #: 1383723
Requestor:
NORTH AMERICAN TITLE COMPAN
Recorded By: KGP Pge: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# 176-34-114-031
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)

NOTICE OF FORECLOSURE SALE

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

Recording requested by:

NORTH AMERICAN TITLE COMPANY

Return to:

Name NORTH AMERICAN TITLE COMPANY

Address 8485 W. SUNSET ROAD #111

City/State/Zip LAS VEGAS, NV 89113

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

An additional recording fee of $1.00 will apply.

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

P:\Recorder\Forms 12_2010

APN # 176-34-114-031 NAS # N69603
Mandolin

Accommodation NOTICE OF FORECLOSURE SALE

WARNING! A SALE OF YOUR PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE. YOU MUST ACT BEFORE THE SALE DATE. IF YOU HAVE ANY QUESTIONS, PLEASE CALL NEVADA ASSOCIATION SERVICES, INC. AT (702) 804-8885. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, December 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on 12/14/2012 at 10:00 am at the front entrance to the Nevada Association Services, Inc. 6224 West Desert Inn Road, Las Vegas, Nevada, under the power of sale pursuant to the terms of those certain covenants conditions and restrictions recorded on July 6, 2006 as instrument number 000347 BK 20060706 of official records of Clark County, Nevada Association Services, Inc., as duly appointed agent under that certain Delinquent Assessment Lien, recorded on January 4, 2012 as document number 0001123 Book 20120104 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following commonly known property known as: 7510 Perla Del Mar Ave, Las Vegas, NV 89179. Said property is legally described as: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63, official records of Clark County, Nevada.

The owner(s) of said property as of the date of the recording of said lien is purported to be: Dominic J Nolan

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is $3,954.62. Payment must be in cash or a cashier's check drawn on a state or national bank, check drawn on a state or federal savings and loan association, savings association or savings bank and authorized to do business in the State of Nevada. The Notice of Default and Election to Sell the described property was recorded on 2/27/2012 as instrument number 0002448 Book 20120227 in the official records of Clark County.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

November 12, 2012

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146 (702) 804-8885, (888) 627-5544

When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146

By: Elissa Hollander, Agent for Association and employee of Nevada Association Services, Inc.

Description: Clark,NV Document-Year.Date.DocID 2012.1115.2280 Page: 2 of 2
Order: k Comment:

No match found

PACER Service Center			
Transaction Receipt			
02/01/2013 08:21:48			
PACER Login:	na0702	Client Code:	
Description:	Search	Search Criteria:	LName: nolan FName: dominnic Open Cases: included
Billable Pages:	1	Cost:	0.10

Order No.: 45010-12-36179G1
Customer Ref.: N69603

ENDORSEMENT

Attached to Policy No.

Issued By

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P.O. BOX 98508
LAS VEGAS, NV 89193-8508
ACCT. # 620-10836

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AS OF PLANT DATE 01/25/2013:

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Effective Date: January 25, 2013

By: Terry Parks Lin
Authorized Signature

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(Trustee's Sale Guarantee - Bringdown)
S8AZOTE.1447 Rev. 1/20/03

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N/C Fee: $0.00
11/15/2012 09:36:24 AM
Receipt #: 1383723
Requestor:
NORTH AMERICAN TITLE COMPAN
Recorded By: KGP Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

(2)

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# 176-34-114-031
11 digit Assessor's Parcel Number may be obtained at:
http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx

TITLE OF DOCUMENT (DO NOT Abbreviate)

NOTICE OF FORECLOSURE SALE

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

Recording requested by:

NORTH AMERICAN TITLE COMPANY

Return to:

Name NORTH AMERICAN TITLE COMPANY

Address 8485 W. SUNSET ROAD #111

City/State/Zip LAS VEGAS, NV 89113

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

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

P:\Recorder\Forms 12_2010

Description: Clark,NV Document-Year.Date.DocID 2012.1115.2280 Page: 1 of 2
Order: k Comment:

AFN # 176-34-114-031 NAS # N69603
Mandolin

Accommodation **NOTICE OF FORECLOSURE SALE**

WARNING! A SALE OF YOUR PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE. YOU MUST ACT BEFORE THE SALE DATE. IF YOU HAVE ANY QUESTIONS, PLEASE CALL NEVADA ASSOCIATION SERVICES, INC. AT (702) 804-8885. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

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November 12, 2012

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146 (702) 804-8885, (888) 627-5544

When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146

By: Elissa Hollander, Agent for Association and employee of Nevada Association Services, Inc.

Description: Clark,NV Document-Year.Date.DocID 2012.1115.2280 Page: 2 of 2
Order: k Comment:

No match found

PACER Service Center			
Transaction Receipt			
02/01/2013 08:21:48			
PACER Login:	na0702	Client Code:	
Description:	Search	Search Criteria:	LName: nolan FName: dominnic Open Cases: included
Billable Pages:	1	Cost:	0.10

Bankruptcy Party Search
Fri Feb 1 09:51:01 2013
No Records Found

User: ca0265 P
Client:
Search: Bankruptcy Party Search Name nolan, dominic All Courts Page: 1

No records found

Receipt 02/01/2013 09:51:02 56489346
User ca0265 P
Client
Description Bankruptcy Party Search
Name nolan, dominic All Courts Page: 1
Pages 1 ($0.10)

Mandolin

Dominic J. Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

Property Address: 7510 Perla Del Mar Ave
Account #: 59361

Code	Date	Amount	Balance	Check#	Memo
Capital Contribution	12/10/2010	118.00	118.00		Capital Contribution
Payment	12/16/2010	-236.00	-118.00	2096757	From No.Amer.Title
HOA Dues	1/1/2011	59.00	-59.00		HOA Dues
HOA Dues	2/1/2011	59.00	0.00		HOA Dues
Payment	2/17/2011	-75.00	-75.00	1006	LasVegasValleyCABLB021711.DAT
HOA Dues	3/1/2011	59.00	-16.00		HOA Dues
HOA Dues	4/1/2011	59.00	43.00		HOA Dues
Late fee	4/16/2011	4.30	47.30		1st Past Due
HOA Dues	5/1/2011	59.00	106.30		HOA Dues
Late fee	5/16/2011	10.20	116.50		2nd Past Due
HOA Dues	6/1/2011	59.00	175.50		HOA Dues
Payment	6/2/2011	-59.00	116.50	1007	LasVegasValleyCABLB060211.DAT
Payment	6/3/2011	-64.90	51.60	1009	LasVegasValleyCABLB060311.DAT
Payment	6/3/2011	-116.50	-64.90	1008	LasVegasValleyCABLB060311.DAT
HOA Dues	7/1/2011	59.00	-5.90		HOA Dues
HOA Dues	8/1/2011	59.00	53.10		HOA Dues
Late fee	8/16/2011	5.31	58.41		1st Past Due
HOA Dues	9/1/2011	59.00	117.41		HOA Dues
Late fee	9/16/2011	11.21	128.62		2nd Past Due
HOA Dues	10/1/2011	59.00	187.62		HOA Dues
Late fee	10/16/2011	17.11	204.73		Intent to Lien
Intent to Lien Fee	10/16/2011	50.00	254.73		Intent to Lien
HOA Dues	11/1/2011	59.00	313.73		HOA Dues
Late fee	11/16/2011	23.01	336.74		Liened
HOA Dues	12/1/2011	59.00	395.74		HOA Dues
Late fee	12/16/2011	28.91	424.65		Liened
HOA Dues	1/1/2012	59.00	483.65		HOA Dues
Late fee	1/16/2012	34.81	518.46		Liened
HOA Dues	2/1/2012	59.00	577.46		HOA Dues
Late fee	2/16/2012	40.71	618.17		Liened
HOA Dues	3/1/2012	59.00	677.17		HOA Dues
Late fee	3/16/2012	46.61	723.78		Liened

Las Vegas Valley Community Management LLC | P.O. Box 750266 | Las Vegas, NV 89136-0266 | (702)655-7064

Make check payable and send to: Mandolin HOA
P.O. Box 66573
, Phoenix, AZ 85082-6573

1/29/2013

Mandolin

HOA Dues		4/1/2012	59.00	782.78		HOA Dues
Late fee		4/16/2012	52.51	835.29		Liened
HOA Dues		5/1/2012	59.00	894.29		HOA Dues
Late fee		5/16/2012	58.41	952.70		Liened
HOA Dues		6/1/2012	59.00	1,011.70		HOA Dues
Late fee		6/16/2012	64.31	1,076.01		Liened
HOA Dues		7/1/2012	59.00	1,135.01		HOA Dues
Late fee		7/16/2012	70.21	1,205.22		Liened
HOA Dues		8/1/2012	59.00	1,264.22		HOA Dues
Late fee		8/16/2012	76.11	1,340.33		Liened
HOA Dues		9/1/2012	59.00	1,399.33		HOA Dues
Late fee		9/16/2012	82.01	1,481.34		Liened
HOA Dues		10/1/2012	59.00	1,540.34		HOA Dues
Late fee		10/16/2012	87.91	1,628.25		Liened
HOA Dues		11/1/2012	59.00	1,687.25		HOA Dues
Late fee		11/16/2012	93.81	1,781.06		Liened
HOA Dues		12/1/2012	59.00	1,840.06		HOA Dues
Late fee		12/16/2012	99.71	1,939.77		Liened
Payment		12/21/2012	-180.00	1,759.77	261083	Fr NASp
HOA Dues		1/1/2013	59.00	1,818.77		HOA Dues
Late fee		1/16/2013	87.61	1,906.38		Liened

Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance:	1,906.38
146.61	158.71	152.81	1,448.25		

Feb 59

$1,965.38

MB

Las Vegas Valley Community Management LLC | P.O. Box 750266 | Las Vegas, NV 89136-0266 | (702)655-7064

Make check payable and send to: Mandolin HOA
P.O. Box 66573
, Phoenix, AZ 85082-6573

1/29/2013

Nolan, Dominic
7510 Perla Del Mar Ave

Mandolin
Account No.:59361

NAS #N69603

Assessments, Late Fees, Interest, Attorneys Fees & Collection Costs	Qty	**Monthly** Present Rate	**CURRENT** NAS FEES	**TOTAL** NAS COSTS
Dates of Delinquency: 08/01/2011-2/1/2013		8/1/2011 2/1/2013	8/1/2011 2/1/2013	8/1/2011 2/1/2013
Balance Forward		(5.90)	0.00	0.00
Assessment Amount		59.00	0.00	0.00
No. of Periods Delinquent		19	0	0
Total Assessments Due		1121.00	0.00	0.00
Late fee amount		0.00	0.00	0.00
No. of Periods Late Fees Incurred		4	0	0
Total Late Fees Due		980.28	0.00	0.00
Interest Due		0.00	0.00	0.00
HOA Intent to Lien		50.00	0.00	0.00
Management Co. Fee/ Admin Fee		50.00	0.00	0.00
Transfer Fee		0.00	0.00	0.00
Demand Letter		0.00	135.00	0.00
Notice of Delinquent Assessment Lien/Violations Lien		0.00	325.00	0.00
Release of Notice of Delinquent Assessment Lien/Violations Lien		0.00	0.00	0.00
Mailing		0.00	72.00	101.70
Recording Costs		0.00	0.00	105.00
Intent to Notice of Default		0.00	75.00	0.00
Payment Plan Fee		0.00	30.00	0.00
Payment Plan Breach Letters		0.00	25.00	0.00
Escrow Demand Fee		0.00	0.00	0.00
Notice of Default Fees		0.00	400.00	0.00
Title Report		0.00	0.00	0.00
Property Report		0.00	0.00	195.00
Notice of Sale Fee		0.00	250.00	0.00
Posting & Publication Cost		0.00	0.00	0.00
Publication Cost		0.00	0.00	346.67
Posting & Serving Service Cost		0.00	0.00	75.00
Courier		0.00	0.00	0.00
Postponement of Sale		0.00	75.00	0.00
Conduct Foreclosure Sale		0.00	125.00	0.00
Prepare/Record Deed		0.00	85.00	0.00
Property Transfer Tax		0.00	0.00	250.00
Misc: Foreclosure Fee		0.00	150.00	0.00
Subtotals		$2195.38	$1747.00	$1073.37

Credit	**Date**	**Type**	**Amount**
Payment Plan Fee Credit	12/17/2012	NAS Fees	(30.00)
			(0.00)
OTHER CREDITS TOTAL			**(30.00)**

Payment Credits	**Amount**
Assessments/Violations	(180.00)
Interest	(0.00)
Late charges	(0.00)
Management Co	(0.00)
NAS Fees	(0.00)
NAS Costs	(70.00)
PAYMENTS TOTAL	**(250.00)**
TOTAL	**4735.75**

Trash lien

RPTT 76.80

Assessments:	$985.10
Interest:	$0.00
Late charges:	$980.28
Management Co:	$50.00
Collection fees:	$1717.00
Collection costs:	$1003.37
GRAND TOTAL:	$4735.75

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

1/29/2013

NAS
NEVADA ASSOCIATION SERVICES, INC.

Phone (702) 804-8885 Fax (702) 804-8887
Toll Free (888) 627-5544
6224 W. Desert Inn Road, Suite A Las Vegas, NV 89146

Would anyone like to qualify for 7510 Perla Del Mar Ave Las Vegas, NV 89179?

On Behalf of Mandolin, I am conducting their foreclosure sale with a reference number of TS number N69603. Recorded under a notice of Delinquent Assessment Lien January 4, 2012, as instrument number 0001123 Book 20120104 in the official records of Clark County, Nevada. The purported owner at the same time of recordation is Dominic Nolan. The purported street address is 7510 Perla Del Mar Ave Las Vegas, NV 89179. The Assessors Parcel number is 176-34-114-031. This property is being sold on an as-is basis and sale will be made without covenant or warranty, expressed or implied. I have an opening bid from the Mandolin of $4,735.75. Are there any other offers?

Postponement Script

TS number N69603. The purported street address is 7510 Perla Del Mar Ave Las Vegas, NV 89179 has been postponed to Friday, March 1, 2013

Cancelled Script

TS number N69603. The purported street address is 7510 Perla Del Mar Ave Las Vegas, NV 89179 has been cancelled.

3 bidder

$14,600 Eddie

0008856 Office AU # | 11-24 121000(8)

CASHIER'S CHECK

0885601168

Operator I.D.: reno2728 reno2728

PAY TO THE ORDER OF ***NAS***
RRE: 7510 PERLA DEL MAR

February 01, 2013

****Fourteen thousand six hundred dollars and no cents****

****$14,600.00****

N 69603

WELLS FARGO BANK, N.A.
530 LAS VEGAS BLVD S
LAS VEGAS, NV 89101
FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US $ 14,600.00

AUTHORIZED SIGNATURE

⑈0885601168⑈ ⑆121000248⑆4861 511988⑈

SA422

NAS
NEVADA ASSOCIATION SERVICES, INC
702.804.8885 Tel 702.804.8887 Fax
6224 W. Desert Inn Rd., Las Vegas, NV 89146

7510 Perla Del Mar Ave. LV, NV 89179

RECEIPT OF FUNDS AND INSTRUCTIONS

T.S. No. 69603 Date 2/1/13

Check No.	Name of Bank	Amount
0885601168	Wells Fargo	$ 14,600.00
		$
		$
		$

Total of Cash Received $

Opening Bid $ 4735.75 Total Received $ 14,600.00

Successful Bid $ 14,600.00

Refund Amount $

Refund Payable to

Received By Buyers Signature

Buyers Name Edwin Harder Drivers License No. 152066578

Title to Property to Be Vested As Follow: 7510 Perla Del Mar Ave Trust

Address PO Box 36208, LV, NV 89133

Phone Number 491-5812

NEVADA ASSOCIATION SERVICES, INC.

Phone (702) 804-8885 Fax (702) 804-8887
Toll Free (888) 627-5544
6224 W. Desert Inn Road, Suite A Las Vegas, NV 89146

CERTIFICATE OF SALE

TS Number : N69603

On Friday, February 1, 2013 at 10:00 AM, the undersigned appeared at the location described in the Notice of Trustee Sale and conducted a Trustee's Sale as agent for Mandolin.

At said sale, the property described in the Notice of Trustee Sale was sold to: 7510 Perla Del Mar Ave Trust for the sum of $14,600.00.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

By: J. Hulander

Nevada Association Services, Inc.

Dated this 2nd day of February, 2013

Nevada Association Services
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885
Fax: (702) 804-8887
Toll Free: (888) 627-5544

Nevada Association Services
Disbursement Requisition

Date: February 6, 2013
Owner(s) names: Dominic Nolan
Property Add.: 7510 Perla Del Mar Ave
Account Number: 59361
HOA: Mandolin

Processed By: June Gerber
N#: N69603

Payment Made By: CC/MO
Full or Partial Payment: Payment in Full
If Full Payment, Assessments Paid February 1, 2013

Manager
Mandolin
c/o Kelly Rosenfield
Las Vegas Valley Community Management
10501 W. Gowan Rd. Suite 160
Las Vegas, NV 89129

Amounts to Disburse

NAS Fees	$1,717.00	
NAS Costs	$188.70	
To HOA:	$1,965.38	
To Mgmt Co:	$50.00	
To Title Co:	$178.00	North American Title Company, Order# 45010-12-36179
To Posting Co:	$386.67	Priority Posting & Publishing, Order# 1001969
NATCO	$76.50	Property Transfer Tax
Total Of Payment:	$4,562.25	
Notes:		

Mailing	$173.70
Recording Costs	$87.00

Rf. payeeds
10,037.75

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

February 6, 2013

Mandolin
c/o Kelly Rosenfield
Las Vegas Valley Community Management
10501 W. Gowan Rd. Suite 160
Las Vegas, NV 89129

RE: Dominic J Nolan
7510 Perla Del Mar Ave
Acct#: 59361
NAS# N69603

Dear Board of Directors:

Enclosed you will find a client trust account check in the amount of $1,965.38. This represents a payment in full on the above referenced delinquent account through February 1, 2013 for all collectable assessments and/or violations. Also enclosed is a check in the amount of $50.00 for the payment of Management Company fees and costs. From the payment made by the delinquent Homeowner, NAS has deducted $829.87 in costs and $1,717.00 for fees.

Should you have any further questions, please do not hesitate to call me.

Sincerely,

June Gerber
Nevada Association Services, Inc.
Encl.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

NEVADA ASSOCIATION SERVICES, INC.
TRUST ACCOUNT
6224 W. DESERT INN RD.
LAS VEGAS, NV 89146
(702) 804-8885

BANK OF NEVADA

264555
94-177/1224

DATE 2/7/2013

PAY TO THE ORDER OF Mandolin $ **1,965.38

One Thousand Nine Hundred Sixty-Five and 38/100********** DOLLARS

Mandolin
c/o Las Vegas Valley Community Mgmt
10501 W Gowan #160
Las Vegas, NV 89129

VOID AFTER 180 DAYS

MEMO
7510 Perla Del Mar Ave N69603

Debbie Klauka

SECURITY FEATURES INCLUDED DETAILS ON BACK

⑈264555⑈ ⑆122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT

264555

Mandolin 2/7/2013

Nolan	1,965.38
	-87.00
	-173.70
	260.70

Bank of Nevada Trust 7510 Perla Del Mar Ave N69603 1,965.38

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT

264555

Mandolin 2/7/2013

Nolan	1,965.38
	-87.00
	-173.70
	260.70

Bank of Nevada Trust 7510 Perla Del Mar Ave N69603 1,965.38

Please Reorder from Priority Business Checks Ph. (702) 263-2435 Fax (702) 263-2436 (Ask About All Your Printing Needs)

NEVADA ASSOCIATION SERVICES C.
TRUST ACCOUNT
6224 W. DESERT INN RD.
LAS VEGAS, NV 89146
(702) 804-8885

BANK OF NEVADA

264556
94-177/1224

DATE 2/7/2013

PAY TO THE ORDER OF Las Vegas Valley Community Mgmt $ **50.00

Fifty and 00/100********** DOLLARS

Las Vegas Valley Community Mgmt
10501 W Gowan Rd #160
Las Vegas, NV 89129

VOID AFTER 180 DAYS

MEMO

Debbie Klusza

7510 Perla Del Mar Ave N69603

SECURITY FEATURES INCLUDED DETAILS ON BACK

⑈264556⑈ ⑆122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 264556

Las Vegas Valley Community Mgmt 2/7/2013
Nolan 50.00

Bank of Nevada Trust 7510 Perla Del Mar Ave N69603 50.00

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 264556

Las Vegas Valley Community Mgmt 2/7/2013
Nolan 50.00

Bank of Nevada Trust 7510 Perla Del Mar Ave N69603 50.00

Please Reorder from Priority Business Checks Ph. (702) 263-2435 Fax (702) 263-2436 (Ask About All Your Printing Needs)

Nolan, Dominic
7510 Perla Del Mar Ave

Mandolin
Account No.:59361

NAS #N69603

Assessments, Late Fees, Interest, Attorneys Fees & Collection Costs

	Qty	Monthly Present Rate	CURRENT NAS FEES	TOTAL NAS COSTS
Dates of Delinquency:		8/1/2011	8/1/2011	8/1/2011
08/01/2011-2/1/2013		2/1/2013	2/1/2013	2/1/2013
Balance Forward		(5.90)	0.00	0.00
Assessment Amount		59.00	0.00	0.00
No. of Periods Delinquent		19	0	0
Total Assessments Due		1121.00	0.00	0.00
Late fee amount		0.00	0.00	0.00
No. of Periods Late Fees Incurred		4	0	0
Total Late Fees Due		980.28	0.00	0.00
Interest Due		0.00	0.00	0.00
HOA Intent to Lien		50.00	0.00	0.00
Management Co. Fee/ Admin Fee		50.00	0.00	0.00
Transfer Fee		0.00	0.00	0.00
Demand Letter		0.00	135.00	0.00
Notice of Delinquent Assessment Lien/Violations Lien		0.00	325.00	0.00
Release of Notice of Delinquent Assessment Lien/Violations Lien		0.00	0.00	0.00
Mailing		0.00	72.00	101.70
Recording Costs		0.00	0.00	105.00
Intent to Notice of Default		0.00	75.00	0.00
Payment Plan Fee		0.00	30.00	0.00
Payment Plan Breach Letters		0.00	25.00	0.00
Escrow Demand Fee		0.00	0.00	0.00
Notice of Default Fees		0.00	400.00	0.00
Title Report		0.00	0.00	0.00
Property Report		0.00	0.00	195.00
Notice of Sale Fee		0.00	250.00	0.00
Posting & Publication Cost		0.00	0.00	0.00
Publication Cost		0.00	0.00	346.67
Posting & Serving Service Cost		0.00	0.00	75.00
Courier		0.00	0.00	0.00
Postponement of Sale		0.00	75.00	0.00
Conduct Foreclosure Sale		0.00	125.00	0.00
Prepare/Record Deed		0.00	85.00	0.00
Property Transfer Tax		0.00	0.00	76.50
Misc: Foreclosure Fee		0.00	150.00	0.00
Subtotals		$2195.38	$1747.00	$899.87

Credit	Date	Type	Amount
Payment Plan Fee Credit	12/17/2012	NAS Fees	(30.00)
			(0.00)
OTHER CREDITS TOTAL			**(30.00)**

Payment Credits	Amount
Assessments/Violations	(180.00)
Interest	(0.00)
Late charges	(0.00)
Management Co	(0.00)
NAS Fees	(0.00)
NAS Costs	(70.00)
PAYMENTS TOTAL	**(250.00)**
TOTAL	**4562.25**

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Please mail tax statement and
when recorded mail to:
7510 Perla Del Mar Ave Trust
PO Box 36208
Las Vegas, NV 89133

FORECLOSURE DEED

APN # 176-34-114-031
North American Title #45010-12-36179 NAS # N69603

The undersigned declares:

Nevada Association Services, Inc., herein called agent (for the Mandolin), was the duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded January 4, 2012 as instrument number 0001123 Book 20120104, in Clark County. The previous owner as reflected on said lien is Dominic J Nolan. Nevada Association Services, Inc. as agent for Mandolin does hereby grant and convey, but without warranty expressed or implied to: 7510 Perla Del Mar Ave Trust (herein called grantee), pursuant to NRS 116.31162, 116.31163 and 116.31164, all its right, title and interest in and to that certain property legally described as: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63 Clark County

AGENT STATES THAT:
This conveyance is made pursuant to the powers conferred upon agent by Nevada Revised Statutes, the Mandolin governing documents (CC&R's) and that certain Notice of Delinquent Assessment Lien, described herein. Default occurred as set forth in a Notice of Default and Election to Sell, recorded on 2/27/2012 as instrument # 0002448 Book 20120227 which was recorded in the office of the recorder of said county. Nevada Association Services, Inc. has complied with all requirements of law including, but not limited to, the elapsing of 90 days, mailing of copies of Notice of Delinquent Assessment and Notice of Default and the posting and publication of the Notice of Sale. Said property was sold by said agent, on behalf of Mandolin at public auction on 2/1/2013, at the place indicated on the Notice of Sale. Grantee being the highest bidder at such sale, became the purchaser of said property and paid therefore to said agent the amount bid $14,600.00 in lawful money of the United States, or by satisfaction, pro tanto, of the obligations then secured by the Delinquent Assessment Lien.

Dated: February 2, 2013

Elissa Hollander

By Elissa Hollander, Agent for Association and Employee of Nevada Association Services

STATE OF NEVADA)
COUNTY OF CLARK)

On February 2, 2013, before me, M. Blanchard, personally appeared Elissa Hollander personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same in his/her authorized capacity, and that by signing his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and seal.

(Seal) (Signature)

M. BLANCHARD
Notary Public, State of Nevada
Appointment No. 09-11646-1
My Appt. Expires Nov. 5, 2013

M. Blanchard

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a. 176-34-114-031
   b.
   c.
   d.
2. Type of Property:
   a. ☐ Vacant Land b. ☑ Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   ☐ Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes:

3.a. Total Value/Sales Price of Property $ 14,600.00
b. Deed in Lieu of Foreclosure Only (value of property ( )
c. Transfer Tax Value: $ 14,600.00
d. Real Property Transfer Tax Due $ 76.50

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section_____
   b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Lisso Hulanek Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: Nevada Association Services	Print Name: 7510 Perla Del Mar Ave Trust
Address: 6224 W. Desert Inn Rd.	Address: PO Box 36208
City: Las Vegas	City: Las Vegas
State: NV Zip: 89146	State: NV Zip: 89133

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name:	Escrow #
Address:	
City:	State: Zip:

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

February 6, 2013

North American Title
Attn: Irene K Bitton
3200 E. Camelback Rd., Ste. 150
Phoenix, AZ 85018

RE: North American Title # 45010-12-36179
NAS # N69603

To whom it may concern:

Enclosed you will find a client trust account check in the amount of $178.00. This represents Payment in Full on the above-referenced matter.

If you have any questions, please do not hesitate to call.

Sincerely,

June Gerber
Nevada Association Services, Inc.
Encl.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

NEVADA ASSOCIATION SERVICE IC.
TRUST ACCOUNT
6224 W. DESERT INN RD.
LAS VEGAS, NV 89146
(702) 804-8885

BANK OF NEVADA

264557
94-177/1224

DATE 2/7/2013

PAY TO THE ORDER OF North American Title $ **178.00

One Hundred Seventy-Eight and 00/100********** DOLLARS

North American Title Company
3200 E. Camelback Road, Suite 150
Phoenix, AZ 85018

VOID AFTER 180 DAYS

MEMO

Debbie Klauka

36179 N69603

SECURITY FEATURES INCLUDED DETAILS ON BACK

⑈264557⑈ ⑆122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 264557

North American Title 2/7/2013

Nolan 178.00

Bank of Nevada Trust 36179 N69603 178.00

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 264557

North American Title 2/7/2013

Nolan 178.00

Bank of Nevada Trust 36179 N69603 178.00

Please Reorder from Priority Business Checks Ph (702) 263-2435 Fax (702) 263-2436 (Ask About All Your Printing Needs)

NAS
NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

February 6, 2013

Priority Posting & Publishing
Attn: Lockbox Dept.
P.O. Box 25099
Santa Ana, CA 92799

RE: Priority Posting & Publishing # 1001969
NAS # N69603

To whom it may concern:

Enclosed you will find a client trust account check in the amount of $386.67. This represents Payment in Full on the above-referenced matter.

If you have any questions, please do not hesitate to call.

Sincerely,

June Gerber
Nevada Association Services, Inc.
Encl.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

NEVADA ASSOCIATION SERVICES, INC.
TRUST ACCOUNT
6224 W. DESERT INN RD.
LAS VEGAS, NV 89146
(702) 804-8885

BANK OF NEVADA

264558
94-177/1224

DATE 2/7/2013

PAY TO THE ORDER OF Priority Posting & Publishing $ **386.67

Three Hundred Eighty-Six and 67/100********** DOLLARS

Priority Posting
Attn: Lockbox Dept.
P.O. Box 25099
Santa Ana, CA 92799-5099

VOID AFTER 180 DAYS

MEMO
1001969 N69603

Debbie Klinska

SECURITY FEATURES INCLUDED DETAILS ON BACK

⑈264558⑈ ⑆122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 264558

Priority Posting & Publishing 2/7/2013

Nolan 386.67

Bank of Nevada Trust 1001969 N69603 386.67

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 264558

Priority Posting & Publishing 2/7/2013

Nolan 386.67

Bank of Nevada Trust 1001969 N69603 386.67

Please Reorder from Priority Business Checks Ph. (702) 263-2435 Fax (702) 263-2436 (Ask About All Your Printing Needs)

NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

February 6, 2013

North American Title
Attn: Irene K Bitton
3200 E. Camelback Rd., Ste. 150
Phoenix, AZ 85018

RE: Property Transfer Tax
7510 Perla Del Mar Ave
Acct#: 59361
NAS# N69603

To whom it may concern:

Enclosed you will find a client trust account check in the amount of $76.50. This represents Payment in Full for the North American Title Company's Property Transfer Tax.

If you have any questions, please do not hesitate to call.

Sincerely,

June Gerber
Nevada Association Services, Inc.
Encl.

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NEVADA ASSOCIATION SERVICES
TRUST ACCOUNT
6224 W. DESERT INN RD.
LAS VEGAS, NV 89146
(702) 804-8885

BANK OF NEVADA

264559
94-177/1224

DATE 2/7/2013

PAY TO THE ORDER OF North American Title $ **76.50

Seventy-Six and 50/100********** DOLLARS

North American Title Company
3200 E. Camelback Road, Suite 150
Phoenix, AZ 85018

VOID AFTER 180 DAYS

MEMO 36179 N69603

Debbie Klutsya

⑈264559⑈ ⑆122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 264559

North American Title 2/7/2013

Nolan 76.50

Bank of Nevada Trust 36179 N69603 76.50

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT 264559

North American Title 2/7/2013

Nolan 76.50

Bank of Nevada Trust 36179 N69603 76.50

Please Reorder from Priority Business Checks Ph. (702) 263-2435 Fax (702) 263-2436 (Ask About All Your Printing Needs)

June Gerber

From: June Gerber
Sent: Wednesday, February 06, 2013 3:22 PM
To: 'rssncreditandlien@repsrv.com'
Subject: Request for Payoff / 7510 Perla Del Mar Ave
Attachments: image001.png; image002.png; image003.png; image004.jpg

To Whom It May Concern,

Our office represents Mandolin who recently foreclosed on the property located 7510 Perla Del Mar Ave Las Vegas, NV 89179. There are currently excess proceeds that may be disbursed to junior Notice of Lien holders. A Notice of Lien was recorded by Republic Services of Southern Nevada on 11/30/11 & 8/21/12.

Can you please tell me what is currently owed?

The information can be provided either via email or fax, **attn: June Gerber**.

Sincerely,

June Gerber
Nevada Association Services, Inc.
6224 W. Desert Inn Rd.
Las Vegas, NV 89146
702-804-8885 Office
702-804-8887 Fax

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LAW OFFICES
WOLF, RIFKIN, SHAPIRO, SCHULMAN & RABKIN, LLP

Gregory P. Kerr
gkerr@wrslawyers.com

LV0555-067

November 19, 2013

VIA U.S. MAIL

Board of Directors
Mandolin Homeowners Association
c/o Las Vegas Valley Community Management
10501 W. Gowan Road, Suite 160
Las Vegas, NV 89129

Attn: Al Ruth

Re: Mountain's Edge Master Association ("Master Association")
Subject Property: 7510 Perla Del Mar Ave. ("Property")
Demand for Surplus Funds

Dear Members of the Board:

Please be advised that this law firm represents the Master Association in certain legal matters. I am writing to you as the Board for Mandolin Homeowners Association ("Sub Association") regarding the foreclosure of the above identified Property. The Property above is subject to both the Sub Association and the Master Association. On February 1, 2013, the Sub Association foreclosed on the Property due to unpaid assessments owed to the Sub Association. At the time of the foreclosure sale, the amount owed to the Sub Association by the former owner of the Property was $3,954.62. However, the Property sold at the foreclosure sale on February 1, 2013, for the amount of $14,600.00, an investment purchaser called 7510 Perla Del Mar Trust ("Trust"). Both the amount owed and the sales price are stated on the Trustee's Deed recorded in the name of the Trust.

As of the date of the Sub Association's foreclosure sale, the Master Association was owed $1,578.50 in unpaid assessments and related costs and charges. As the Board may know, both the Sub Association and the Master Association have statutory liens for assessments on all properties that are subject to the CC&Rs of both the Sub Association and the Master Association pursuant to NRS 116.3116(1). Also, those statutory liens share equal lien priority under NRS 116.3116(4), which reads as follows:

3556 E. Russell Road, 2nd Floor, Las Vegas, Nevada 89120-2234
Tel 702.341.5200 Fax 702.341.5300
www.wrslawyers.com
Los Angeles · Las Vegas · Reno

> Unless the declaration otherwise provides, if two or more associations have liens for assessments created at any time on the same property, those liens have equal priority.

Under the above, the Master Association's statutory lien on the Property has equal priority with the Sub Association's statutory lien on the Property. The significance of this is that when the Sub Association foreclosed its lien on February 1, 2013, that foreclosure sale wiped out the secured interests of inferior lienholders but did not wipe out the Master Association's lien. As such, the Master Association's lien and the amounts owing thereunder at the time of the sale, survived.

Furthermore, because the Sub Association obtained more funds than what was necessary to recover the amounts owed to it, there were surplus funds in the approximate amount of $10,645.38. Those surplus funds must be distributed in accordance with the following statutory procedure set forth in NRS 116.31164(3)(c):

> After the sale, the person conducting the sale shall:
>
> . . .
>
> (c) Apply the proceeds of the sale for the following purposes in the following order:
>
> (1) The reasonable expenses of sale;
>
> (2) The reasonable expenses of securing possession before sale, holding, maintaining, and preparing the unit for sale, including payment of taxes and other governmental charges, premiums on hazard and liability insurance, and, to the extent provided for by the declaration, reasonable attorney's fees and other legal expenses incurred by the association;
>
> (3) Satisfaction of the association's lien;
>
> (4) **Satisfaction in the order of priority of any subordinate claim of record; and**
>
> (5) Remittance of any excess to the unit's owner.
>
> (Bold added).

After the Sub Association's lien was satisfied through the foreclosure of the Property, any remaining funds must be paid to other secured interest holders in order of priority. Because the

Master Association's lien has equal priority with that of the Sub Association's lien, the Master Association should have been paid the total amount owing to it under its lien from the proceeds of the foreclosure sale.

At this time, the Master Association is demanding that the Sub Association pay to it the amount of $1,578.50 from the surplus funds resulting from the foreclosure of the above Property. Please remit these funds to the undersigned within 15 days of the date of this letter. Please be advised that if the demanded funds are not paid within that 15 days, the Master Association will proceed with the enforcement of its rights and remedies.

I thank you for your attention to this matter. Nothing omitted herein shall be deemed to be an admission, limitation or waiver, of any of the Master Association's rights, remedies or defenses, either at law or in equity, all of which rights and remedies are hereby expressly reserved.

Very truly yours,

WOLF, RIFKIN, SHAPIRO, SCHULMAN & RABKIN, LLP

GREGORY P. KERR

GPK:nrm

cc: Board of Directors, Mountain's Edge Master Association
c/o Vicki Parris, Community Manager

1511047.1

June Gerber

From: June Gerber
Sent: Thursday, December 05, 2013 4:00 PM
To: 'Gregory Kerr'
Cc: 'Vicky Parris'
Subject: RE: Mountains Edge and 7510 Perla Del Mar

Thank you Mr. Kerr.

I will have payment issued tomorrow and mailed to Silver State as instructed below.

Thank you and have a great evening.

Sincerely,

June Gerber
Nevada Association Services, Inc.
6224 W. Desert Inn Rd.
Las Vegas, NV 89146
702-804-8885 Office
702-804-8887 Fax

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From: Gregory Kerr [mailto:GKerr@wrslawyers.com]
Sent: Thursday, December 05, 2013 3:56 PM
To: June Gerber
Cc: 'Vicky Parris'
Subject: Mountains Edge and 7510 Perla Del Mar

Hello June,
Pursuant to our conversation earlier today, please find attached the ledger from Silver State Trustee for the property at 7510 Perla Del Mar. This ledger includes all assessments and collection costs owed to Mountains Edge and Silver State through the foreclosure date of February 1, 2013. The total amount is $2,549.50. Please issue a check payable to Silver State as noted on the attached ledger and deliver to them. I thank you for your assistance on this matter.

Gregory P. Kerr, Esq.
WOLF, RIFKIN, SHAPIRO, SCHULMAN & RABKIN, LLP

3556 E. Russell Road, 2nd Floor
Las Vegas, Nevada 89120

(702) 341-5200 ext. 5100
(702) 341 5300

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No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4259 / Virus Database: 3658/6893 - Release Date: 12/05/13

SILVER STATE TRUSTEE SERVICES LLC

Mountains Edge Master Association
ACTIVITY: 01/25/2012 thru 12/31/2013

7510 Perla Del Mar Ave Trust; 103816 7510 Perla Del Mar Avenue ; Las Vegas, NV 89179-2500

DATE	DESCRIPTION	CHARGE	CREDITS	RUNNING BALANCE
01/25/2012	Balance Forward	303.50		303.50
01/31/2012	Notice of Delinquent Assessment Fee & Expenses	395.00		698.50
02/01/2012	Master Association - Late Fee	10.00		708.50
03/01/2012	Master Association - Late Fee	10.00		718.50
04/01/2012	Master Association - Late Fee	10.00		728.50
04/01/2012	Master Association - Quarterly Assessment	75.00		803.50
05/01/2012	Master Association - Late Fee	10.00		813.50
05/10/2012	Notice of Intent to Foreclose Fee & Expenses	100.00		913.50
06/01/2012	Master Association - Late Fee	10.00		923.50
07/01/2012	Master Association - Late Fee	10.00		933.50
07/01/2012	Master Association - Quarterly Assessment	75.00		1008.50
08/01/2012	Master Association - Late Fee	10.00		1018.50
08/08/2012	Administrative Fee - 01/24/12 thru 08/08/12	75.00		1093.50
09/01/2012	Master Association - Late Fee	10.00		1103.50
09/21/2012	Servicer Demand: Miles, Bauer, Bergstrom & Winters	150.00		1253.50
10/01/2012	Master Association - Quarterly Assessment	75.00		1328.50
10/01/2012	Master Association - Late Fee	10.00		1338.50
11/01/2012	Master Association - Late Fee	10.00		1348.50
12/01/2012	Master Association - Late Fee	10.00		1358.50
01/01/2013	Master Association - Quarterly Assessment	75.00		1433.50
01/01/2013	Master Association - Late Fee	10.00		1443.50
02/01/2013	Master Association - Late Fee	10.00		1453.50
02/01/2013	Sub-Association Foreclosure Account Setup Fee	125.00		1578.50
03/01/2013	Master Association - Late Fee	10.00		1588.50
03/07/2013	3rd Party Buyer Demand - Sub-Association Foreclosure	250.00		1838.50
03/07/2013	Administrative Fee - 08/09/12 thru 03/31/13	75.00		1913.50
04/01/2013	Master Association - Quarterly Assessment	75.00		1988.50
04/01/2013	Master Association - Late Fee	10.00		1998.50
05/01/2013	Master Association - Late Fee	10.00		2008.50
06/01/2013	Master Association - Late Fee	10.00		2018.50

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SILVER STATE TRUSTEE SERVICES LLC

DATE	DESCRIPTION	CHARGE	CREDITS	RUNNING BALANCE
06/17/2013	Payment Accepted at Management Office	-75.00		1943.50
07/01/2013	Master Association - Quarterly Assessment	75.00		2018.50
07/01/2013	Master Association - Late Fee	10.00		2028.50
07/17/2013	Payment Accepted at Management Office	-150.00		1878.50
08/01/2013	Master Association - Late Fee	10.00		1888.50
08/22/2013	Notice of Delinquent Assessment Lien Fee & Expenses	431.00		2319.50
09/01/2013	Master Association - Late Fee	10.00		2329.50
10/01/2013	Master Association - Quarterly Assessment	75.00		2404.50
10/01/2013	Master Association - Late Fee	10.00		2414.50
10/07/2013	Notice of Intent to Foreclose Fees & Expenses	90.00		2504.50
10/07/2013	Notice of Intent to Foreclose Fees & Expenses	25.00		2529.50
11/01/2013	Master Association - Late Fee	10.00		2539.50
12/01/2013	Master Association - Late Fee	10.00		2549.50
Total Amount				**2549.50**

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REPUBLIC SERVICES
of Southern Nevada

770 E.Sahara Ave. * P.O. BOX 98508
LAS VEGAS, NV 89104 * LAS VEGAS, NV 89193-8508
PHONE (702) 734-5415
FAX (702) 599-5573

FAX TRANSMISSION COVER SHEET

Date:	2/11/13
To:	NEVADA ASSOCIATION SERVICES -JUNE@NAS-INC.COM
Fax:	804 8887
Re:	7510 PERLA DEL MAR AVE
Sender:	GASTONJ

Account#	620-10836
Current Rate:	$53.88 - Quarterly
Balance Due	$694.98
**TOTAL AMOUNT DUE	$694.98
From	7/01/11 To 3/31/13

If there is a lien on the property, a judgement, or if you are requesting a duplicate release, please fax your request and a copy of the lien or judgement to (702) 599-5573.

If a lien shows up on your report, the amount showing is for the original lien, but that does not mean that is the amount owed in some cases. If the lien shows satisfied then the owner recorded the release. If it does not show satisfied, there is a possibility the release was never recorded.

*****NOTICE*** A $35.00 processing fee is due and payable in advance for each duplicate lien release.**

Please allow 48 to 72 hours for your information.

Thank you

Republic Services

FEB 12 2013

June Gerber

From: June Gerber
Sent: Thursday, December 05, 2013 4:07 PM
To: 'Cindy Manning'
Subject: RE: Authorization to Publish - HELP

Hi Cindy,

I spoke to Mr. Kerr today. Payment for the Master HOA is being issued tomorrow and should be received by the middle of next week. He was able to get the additional fees for me so everyone will be made whole. Wanted to let you know that we spoke.

Thank you much!

Sincerely, Happy Holidays!

June Gerber
Nevada Association Services, Inc.
6224 W. Desert Inn Rd.
Las Vegas, NV 89146
702-804-8885 Office
702-804-8887 Fax

NAS NEVADA ASSOCIATION SERVICES, INC

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From: June Gerber
Sent: Thursday, December 05, 2013 11:55 AM
To: 'Cindy Manning'
Subject: RE: Authorization to Publish - HELP

Great, I will await his call. Thank you Cindy.

Sincerely, Happy Holidays!

June Gerber

Nevada Association Services, Inc.
6224 W. Desert Inn Rd.
Las Vegas, NV 89146
702-804-8885 Office
702-804-8887 Fax

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From: Cindy Manning [mailto:cindy@yourcommunitymanager.com]
Sent: Thursday, December 05, 2013 11:46 AM
To: June Gerber
Subject: RE: Authorization to Publish - HELP

Thanks June - Greg is going to contact you directly to make arrangements for the payment and then cc me via email something to offset this letter for my files that it has since been resolved removing the HOA from dispute.

From: June Gerber [mailto:june@nas-inc.com]
Sent: Tuesday, December 03, 2013 12:20 PM
To: Cindy Manning
Cc: Elissa Hollander
Subject: RE: Authorization to Publish - HELP

Hi Cindy,

There are some excess proceeds still left from the HOA sale to pay the Master. There was a payoff requested some time ago from Silver State who NAS showed recorded a Notice of Lien of Lien on behalf of Mountains Edge. A payoff was never received but money has been held. Do you happen to know if Wolf, Rifkin knows what is owed to Silver State as well?

I can have a check issued for the amount on the notice that is not a problem. If would like to contact Mr. Kerr and advise him of this that would be great. He can have a check by Monday, 12/9/13.

Thank you.

Sincerely, Happy Holidays!

June Gerber
Nevada Association Services, Inc.
6224 W. Desert Inn Rd.
Las Vegas, NV 89146

702-804-8885 Office
702-804-8887 Fax

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From: Elissa Hollander
Sent: Tuesday, December 03, 2013 12:09 PM
To: June Gerber
Subject: FW: Authorization to Publish - HELP

Please see below. Can you help her on this?

Thank you.

Elissa Hollander
Nevada Association Services, Inc.
6224 W. Desert Inn Rd., Ste. A
Las Vegas, NV 89146
www.nas-inc.com
702-804-8885 Office
702-804-8887 Fax

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From: Cindy Manning [mailto:cindy@yourcommunitymanager.com]
Sent: Tuesday, December 03, 2013 12:03 PM
To: Elissa Hollander
Subject: RE: Authorization to Publish - HELP

Ok- now I have a question, I just received this in the mail from the Attorney for the Masters Association (see attached) demanding surplus funds back on a sale from auction that you did for 7510 Perla Del Mar (ledger attached also) the Sub HOA did NOT get any surplus funds if this home was sold for $14,600 we only received the amount owed of $1,965.38. So what was your fee and who got the other $12,635.62????????? I need help with understanding this since this is the first notice we have received like this? Why on earth would Mandolin the Sub Association be held liable for the $1,078.50 to the Masters Association out of what little we received only for what was due? Thanks!

From: Elissa Hollander [mailto:elissa@nas-inc.com]
Sent: Tuesday, December 03, 2013 11:47 AM
To: Cindy Manning
Subject: RE: Authorization to Publish - 7473 Glorious Sun Drive / Tuscalante / 56092 (2nd request)

Here you go.. This is the only one..

Thank you.

Elissa Hollander
Nevada Association Services, Inc.
6224 W. Desert Inn Rd., Ste. A
Las Vegas, NV 89146
www.nas-inc.com
702-804-8885 Office
702-804-8887 Fax

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From: Cindy Manning [mailto:cindy@yourcommunitymanager.com]
Sent: Tuesday, December 03, 2013 11:27 AM
To: Elissa Hollander
Subject: RE: Authorization to Publish - 7473 Glorious Sun Drive / Tuscalante / 56092 (2nd request)

I just forwarded another copy over to the Board member yesterday she claimed she could not find the one I just sent before the holiday I should have it back any day.

Is there any way you could send me updated Authorizations for the Bar Arbor Glen community? Lennar is no longer on the Board and I can now get the Board members to move forward with the outstanding ones on this community. Thanks!

From: Elissa Hollander [mailto:elissa@nas-inc.com]
Sent: Tuesday, December 03, 2013 11:19 AM
To: Cindy Manning
Subject: RE: Authorization to Publish - 7473 Glorious Sun Drive / Tuscalante / 56092 (2nd request)

Hi Cindy,

Just checking in with you to see if you have been able to get a clean copy of this ATP? I am not able to use the one that was sent over.

Thank you.

Elissa Hollander

Nevada Association Services, Inc.
6224 W. Desert Inn Rd., Ste. A
Las Vegas, NV 89146
www.nas-inc.com
702-804-8885 Office
702-804-8887 Fax

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From: Elissa Hollander
Sent: Tuesday, November 26, 2013 2:55 PM
To: 'Cindy Manning'
Subject: RE: Authorization to Publish - 7473 Glorious Sun Drive / Tuscalante / 56092 (2nd request)

You too... Thanks so much!!!!

Thank you.

Elissa Hollander
Nevada Association Services, Inc.
6224 W. Desert Inn Rd., Ste. A
Las Vegas, NV 89146
www.nas-inc.com
702-804-8885 Office
702-804-8887 Fax

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From: Cindy Manning [mailto:cindy@yourcommunitymanager.com]
Sent: Tuesday, November 26, 2013 2:52 PM
To: Elissa Hollander
Subject: RE: Authorization to Publish - 7473 Glorious Sun Drive / Tuscalante / 56092 (2nd request)

Sorry- I have asked the Board member who is in California to please fax a clean copy when she gets a chance probably will not get this back till after the weekend with the holiday till she gets home. I will forward then... have a wonderful Thanksgiving holiday!

From: Elissa Hollander [mailto:elissa@nas-inc.com]
Sent: Tuesday, November 26, 2013 8:44 AM

To: Cindy Manning
Subject: RE: Authorization to Publish - 7473 Glorious Sun Drive / Tuscalante / 56092 (2nd request)
Importance: High

Good morning Cindy,

Can you please resend this or have it resigned? The signature line is cut off and that is where the ATP needs to be signed. Sorry for the inconvenience.

Thank you.

Elissa Hollander
Nevada Association Services, Inc.
6224 W. Desert Inn Rd., Ste. A
Las Vegas, NV 89146
www.nas-inc.com
702-804-8885 Office
702-804-8887 Fax

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From: Cindy Manning [mailto:cindy@yourcommunitymanager.com]
Sent: Monday, November 25, 2013 10:43 AM
To: ATP
Subject: RE: Authorization to Publish - 7473 Glorious Sun Drive / Tuscalante / 56092 (2nd request)

Attached; please find the signed copy... thanks and have a great Thanksgiving holiday!

From: Nevada Association Services, Inc. [mailto:atp@nas-inc.com]
Sent: Tuesday, November 19, 2013 8:03 PM
To: Cindy Manning
Subject: Authorization to Publish - 7473 Glorious Sun Drive / Tuscalante / 56092 (2nd request)

Hello,

At least ninety days has elapsed since NAS recorded a notice of default and election to sell against the above referenced property. Since the statutory waiting period has expired, we can now schedule an HOA sale. If signed, we will be in communication with you prior to the sale date to discuss how you would like us to proceed. Please review the authorization to publish form and attached title report. As always, please contact our office should you have any questions.

Sincerely,
Elissa Hollander
Nevada Association Services, Inc.
6224 W. Desert Inn Rd.

Inst #: 201302070001210
Fees: $18.00 N/C Fee: $0.00
RPTT: $76.50 Ex: #
02/07/2013 09:34:04 AM
Receipt #: 1489157
Requestor:
NORTH AMERICAN TITLE
COMPAN
Recorded By: RNS Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

(3)-1

Please mail tax statement and
when recorded mail to:
7510 Perla Del Mar Ave Trust
PO Box 36208
Las Vegas, NV 89133

FORECLOSURE DEED

APN # 176-34-114-031
North American Title #45010-12-36179

NAS # N69603 G

The undersigned declares:

Nevada Association Services, Inc., herein called agent (for the Mandolin), was the duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded January 4, 2012 as instrument number 0001123 Book 20120104, in Clark County. The previous owner as reflected on said lien is Dominic J Nolan. Nevada Association Services, Inc. as agent for Mandolin does hereby grant and convey, but without warranty expressed or implied to: 7510 Perla Del Mar Ave Trust (herein called grantee), pursuant to NRS 116.31162, 116.31163 and 116.31164, all its right, title and interest in and to that certain property legally described as: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63 Clark County

AGENT STATES THAT:
This conveyance is made pursuant to the powers conferred upon agent by Nevada Revised Statutes, the Mandolin governing documents (CC&R's) and that certain Notice of Delinquent Assessment Lien, described herein. Default occurred as set forth in a Notice of Default and Election to Sell, recorded on 2/27/2012 as instrument # 0002448 Book 20120227 which was recorded in the office of the recorder of said county. Nevada Association Services, Inc. has complied with all requirements of law including, but not limited to, the elapsing of 90 days, mailing of copies of Notice of Delinquent Assessment and Notice of Default and the posting and publication of the Notice of Sale. Said property was sold by said agent, on behalf of Mandolin at public auction on 2/1/2013, at the place indicated on the Notice of Sale. Grantee being the highest bidder at such sale, became the purchaser of said property and paid therefore to said agent the amount bid $14,600.00 in lawful money of the United States, or by satisfaction, pro tanto, of the obligations then secured by the Delinquent Assessment Lien.

Dated: February 2, 2013

Elissa Hollander

By Elissa Hollander, Agent for Association and Employee of Nevada Association Services

STATE OF NEVADA)
COUNTY OF CLARK)

On February 2, 2013, before me, M. Blanchard, personally appeared Elissa Hollander personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same in his/her authorized capacity, and that by signing his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and seal.

(Seal) (Signature)

M. BLANCHARD
Notary Public, State of Nevada
Appointment No. 09-11646-1
My Appt. Expires Nov. 5, 2013

M. Blanchard

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a. 176-34-114-031
   b.
   c.
   d.
2. Type of Property:
   a. ☐ Vacant Land b. ☑ Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   ☐ Other

FOR RECORDERS OPTIONAL USE ONLY
Book_____ Page:_____
Date of Recording: _____
Notes:

3.a. Total Value/Sales Price of Property $ 14,600.00
b. Deed in Lieu of Foreclosure Only (value of property( )
c. Transfer Tax Value: $ 14,600.00
d. Real Property Transfer Tax Due $ 76.50

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section_____
   b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Jesse Huwaack Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Nevada Association Services	Print Name: 7510 Perla Del Mar Ave Trust
Address: 6224 W. Desert Inn Rd.	Address: PO Box 36208
City: Las Vegas	City: Las Vegas
State: NV Zip: 89146	State: NV Zip: 89133

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

North American Title Company
8485 W. Sunset Road, Suite 111
Las Vegas, Nevada 89113

Escrow # 36179 / NG9603

State: Zip:

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

NAS
NEVADA ASSOCIATION SERVICES, INC.

Phone Notes

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

Dominic Nolan

Mandolin

7510 Perla Del Mar Ave | N69603 | 59361

Special Note:
EH - SOLD TO THIRD PARTY - DEED SENT TO RECORD - 2/4/13

Date	By	Note
11/12/2012	ehollander	Phone Note: HOA Sale location - NAS
12/11/2012	yerskine	Phone Note: HO, Dominic, called and Elissa and Misty were with other HO's. I told him that I could transfer to VM and he said that is fine and I transferred the call to Elissa's VM.
12/11/2012	ehollander	Phone Note: Returned call to HO - 883-1536 - miranda read - He has been unemployed for a while and he just got back to work. He would like to make payment arrangements. I went over the account with him and I went over the payment plan with him in ...
12/11/2012	ehollander	... detail. I advised him that he can request a payment plan but he will need to send his request in writing along with a deposit of $250.00 and he can request either a 6 or 12 month payment plan. I advised him that the HOA Sale is set for Friday ...
12/11/2012	ehollander	... so his payment plan request will need to be in our office tomorrow or Thursday so that we can send it to the association for approval. I advised him that there is not guarantee that they will approve it, but we will definetly try it for him. He ...
12/11/2012	ehollander	... said that he understood, he thanked me, call ended.
12/13/2012	jgerber	Phone Note: *processed down pmt for pp*
02/06/2013	jgerber	Phone Note: paid in full w. cc - property sold to 3rd party at hoa sale
12/05/2013	jgerber	Phone Note: Greg Kerr called, he is counsel for the Master...we discussed the excess proceeds...he will see about getting an amount for the Silver State fees in addition to the HOA. Told him great. I can issue payment as soon as I get that, he said ...
12/05/2013	jgerber	... great. Gave him my email address. He thanked me.
02/05/2016	ajust	Phone Note: File Scanned

Nevada Association Services
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885
Fax: (702) 804-8887
Toll Free: (888) 627-5544

Nevada Association Services
Disbursement Requisition

Date: December 5, 2013
Owner(s) names: Dominic Nolan
Property Add.: 7510 Perla Del Mar Ave
Account Number: 59361
HOA: Mandolin

Processed By: June Gerber
N#: N69603

Payment Made By: CC/MO
Full or Partial Payment: Payment in Full
If Full Payment, Assessments Paid February 1, 2013

Manager
Mandolin
c/o Francis Legaspi
Las Vegas Valley Community Management
7571 Tule Springs Rd.
Las Vegas, NV 89143

Amounts to Disburse

NAS Fees	$1,717.00	
NAS Costs	$188.70	
To HOA:	$1,965.38	
To Mgmt Co:	$50.00	
To Title Co:	$178.00	North American Title Company, Order# 45010-12-36179
To Posting Co:	$386.67	Priority Posting & Publishing, Order# 1001969
NATCO	$76.50	Property Transfer Tax
Reimbursement	$2,549.50	Reimbursement to: MOUNTAINS EDGE MASTER ASSOCIATION, C/O SILVER STATE TRUSTEE SERVICES, LLC, 1424 SOUTH JONES BLVD., LAS VEGAS, NV 89146-1231
Reimbursement	$694.98	Reimbursement to: REPUBLIC SERVICES, P.O. BOX 98508, LAS VEGAS, NV 89193-8508
Reimbursement	$6,793.27	Reimbursement to: KBA MORTGAGE, LLC, 27001 AGOURA ROAD, STE. 200, CALABASAS HILLS, CA 91301
Total Of Payment:	$14,600.00	
Notes:		

Mailing	$173.70
Recording Costs	$87.00

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Nevada Association Services, Inc

Memorandum

To: Carol

From: June

Date: 12/5/13

Subject: Excess Proceeds

Carol,

Please issue payment as stated on the disbursement. These are excess proceeds; original payment was processed already.

Thank you,

June

NAS
NEVADA ASSOCIATION SERVICES, INC.

702.804.8885 Tel 702.804.8887 Fax
6224 W. Desert Inn Rd., Las Vegas, NV 89146

December 5, 2013

MOUNTAINS EDGE
MASTER ASSOCIATION
C/O SILVER STATE TRUSTEE SERVICES, LLC
1424 SOUTH JONES BLVD.
LAS VEGAS, NV 89146-1231

RE: Acct: #103816 / Dominic J Nolan
7510 Perla Del Mar Ave. Las Vegas, NV 89179

Gentlepersons,

Please find attached a trust account check in the amount of $2,549.50 (through 2/1/13 only). Due to a recent foreclosure sale on the above reference property, this payment is for the above referenced account. Please apply the funds to the above account.

Please do not hesitate to contact our office should you have any further questions.

Thank you,

June Gerber
Nevada Association Services, Inc.

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NEVADA ASSOCIATION SERVIC NC.
TRUST ACCOUNT
6224 W. DESERT INN RD.
LAS VEGAS, NV 89146
(702) 804-8885

BANK OF NEVADA

283703
94-177/1224

DATE 12/6/2013

PAY TO THE ORDER OF Mountains Edge Master Association $ **2,549.50

Two Thousand Five Hundred Forty-Nine and 50/100********** DOLLARS

Mountains Edge Master Association
c/o Silver State Trustee Services, LLC
1424 S Jones Blvd
Las Vegas, NV 89146-1231

VOID AFTER 180 DAYS

MEMO
7510 Perla Del Mar Ave N69603

⑈283703⑈ ⑆122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT
Mountains Edge Master Association 12/6/2013 283703
Nolan 2,549.50

Bank of Nevada Trust 7510 Perla Del Mar Ave N69603 2,549.50

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT
Mountains Edge Master Association 12/6/2013 283703
Nolan 2,549.50

Bank of Nevada Trust 7510 Perla Del Mar Ave N69603 2,549.50

Please Reorder from Priority Business Checks Ph (702) 263-2435 Fax (702) 263-2436 (Ask About All Your Printing Needs)

NAS
NEVADA ASSOCIATION SERVICES, INC.

702.804.8885 Tel 702.804.8887 Fax
6224 W. Desert Inn Rd., Las Vegas, NV 89146

December 5, 2013

KBA MORTGAGE, LLC
27001 AGOURA ROAD, STE. 200
CALABASAS HILLS, CA 91301

RE: Loan #00023324334312010 / Dominic J Nolan
7510 Perla Del Mar Ave. Las Vegas, NV 89179

Gentlepersons,

Please find attached a trust account check in the amount of $6,793.27. Due to a recent foreclosure sale on the above reference property, this payment is for the above referenced account. Please apply the funds to the above account.

Please do not hesitate to contact our office should you have any further questions.

Thank you,

June Gerber
Nevada Association Services, Inc.

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NEVADA ASSOCIATION SERVICES, INC.
TRUST ACCOUNT
6224 W. DESERT INN RD.
LAS VEGAS, NV 89146
(702) 804-8885

BANK OF NEVADA

283705
94-177/1224

DATE 12/6/2013

PAY TO THE ORDER OF KBA Mortgage, LLC $ **6,793.27

Six Thousand Seven Hundred Ninety-Three and 27/100********** DOLLARS

KBA Mortgage, LLC
27001 Agoura Rd #200
Calabasas Hills, CA 91301

VOID AFTER 180 DAYS

MEMO 7510 Perla Del Mar Ave N69603

⑈283705⑈ ⑆122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT
KBA Mortgage, LLC 12/6/2013 283705
Nolan 6,793.27

Bank of Nevada Trust 7510 Perla Del Mar Ave N69603 6,793.27

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT
KBA Mortgage, LLC 12/6/2013 283705
Nolan 6,793.27

Bank of Nevada Trust 7510 Perla Del Mar Ave N69603 6,793.27

Please Reorder from Priority Business Checks Ph. (702) 263-2435 Fax (702) 263-2436 (Ask About All Your Printing Needs)

NAS
NEVADA ASSOCIATION SERVICES, INC.

702.804.8885 Tel 702.804.8887 Fax
6224 W. Desert Inn Rd., Las Vegas, NV 89146

December 5, 2013

REPUBLIC SERVICES
P.O. BOX 98508
LAS VEGAS, NV 89193-8508

RE: ACCOUNT #620-10836 / Dominic J Nolan
7510 Perla Del Mar Ave, Las Vegas, NV 89179

Gentlepersons,

Please find attached a trust account check in the amount of $694.98 (through 3/31/13). Due to a recent foreclosure sale on the above reference property, this payment is for the above referenced account. Please apply the funds to the above account.

Please do not hesitate to contact our office should you have any further questions.

Thank you,

June Gerber
Nevada Association Services, Inc.

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NEVADA ASSOCIATION SERVICI NC.
TRUST ACCOUNT
6224 W. DESERT INN RD.
LAS VEGAS, NV 89146
(702) 804-8885

BANK OF NEVADA

283704
94-177/1224

DATE 12/6/2013

PAY TO THE ORDER OF Republic Services of Southern Nevada $ **694.98

Six Hundred Ninety-Four and 98/100********** DOLLARS

Republic Services of Southern Nevada
P.O. Box 98508
Las Vegas, NV 89193-8508

VOID AFTER 180 DAYS

MEMO
7510 Perla Del Mar Ave N69603

⑈283704⑈ ⑆122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT
Republic Services of Southern Nevada 12/6/2013 283704
Nolan 694.98

Bank of Nevada Trust 7510 Perla Del Mar Ave N69603 694.98

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT
Republic Services of Southern Nevada 12/6/2013 283704
Nolan 694.98

Bank of Nevada Trust 7510 Perla Del Mar Ave N69603 694.98

Please Reorder from Priority Business Checks Ph (702) 263-2435 Fax (702) 263-2436 (Ask About All Your Printing Needs)

NAS
NEVADA ASSOCIATION SERVICES, INC.

Home Owner

List of Owner Names: Dominic Nolan

HOA Name: Mandolin

Find Address: TS #: Current User

Hmnr ID: 8030094 Find TS jgerber

Home Owner Info | Activities | Calendar | Legal Data | Payments | Escrow Demand | Payment Plan | Misc Letter/Fax

Send HOA payments to HOA address (rather than Mgt Co): ☐

Payments

Date	Processed By	Payment Type	Payment Method	9 Month	6 Month
12/13/2012	June Gerber	Partial Payment	CC/MO	No	No

Paid Thru	Owner Credit	NAS Fees	NAS Costs	HOA	Mgt Co	Title Co
		$0.00	$0.00	$180.00	$0.00	$35.00

Posting Co	NATCO	Total Costs		
$35.00	$0.00	**$250.00**	Details	Delete

Notes

Date	Processed By	Payment Type	Payment Method	9 Month	6 Month
2/6/2013	June Gerber	Payment in Full	CC/MO	No	No

Paid Thru	Owner Credit	NAS Fees	NAS Costs	HOA	Mgt Co	Title Co
2/1/2013		$1,717.00	$188.70	$1,965.38	$50.00	$178.00

Posting Co	NATCO	Total Costs		
$386.67	$76.50	**$4,562.25**	Details	Delete

Notes

Date	Processed By	Payment Type	Payment Method	9 Month	6 Month
* TOTAL *					

Paid Thru	Owner Credit	NAS Fees	NAS Costs	HOA	Mgt Co	Title Co
		$1,717.00	$188.70	$2,145.38	$50.00	$213.00

Posting Co	NATCO	Total Costs	Details	Delete
$421.67	$76.50	**$4,812.25**		

Notes
* TOTAL *

Add New Payment

Acct. Ledger | New Account | Edit | Undo Changes | Save | Find | Edit Ledger | Home

NO RELEASE FEB - 6 2012 OF LIEN

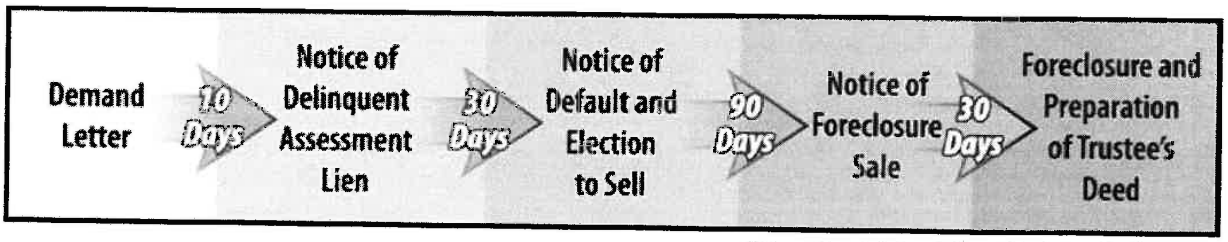
STATUS REPORT

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

Mandolin
Las Vegas Valley Community Management
Deanne Dunn
Francis Legaspi

Homeowner(s) Name and Address:
Dominic Nolan
7510 Perla Del Mar Ave Las Vegas NV 89179
Account #: 59361 TS #: N69603

Date	Activity
12/08/2011	Demand Letter sent to homeowner for Assessments Only.
01/04/2012	Notice of Lien recorded.
02/07/2012	Pre-Notice of Default letter sent to homeowner.
02/23/2012	Received updated accounting ledger from Management Company.
02/27/2012	Notice of Default recorded, file now in 90 day waiting period. Property Report received. NAS will advise H.O.A. when to proceed.
06/06/2012	Authorization to Publish request sent to HOA, first request. NAS to follow up in approximately 60 days.
08/07/2012	Authorization to Publish request sent to HOA, second request. NAS to follow up in approximately 60 days.
09/04/2012	Notification received from Mountains Edge Master Association that they recorded a Notice of Default and Election to sell on 8/14/12. NAS to proceed with collection activity.
10/09/2012	Authorization to Publish request sent to HOA, third request.
10/16/2012	Received signed Authorization to Publish. NAS reviewing file to proceed with sale.
11/07/2012	Date down and ledger requested.
11/07/2012	Received updated accounting ledger from Management Company.
11/12/2012	H.O.A. sale set for 12/14/12.
12/07/2012	Request for sale instructions sent to HOA/Management Company.
12/12/2012	H.O.A. sale postponed until 2/1/2013.
12/12/2012	Postponement letter sent to homeowner.
12/13/2012	Payment plan request received as well as down payment.
12/17/2012	Request for an extended payment plan forwarded to Association/Management Company for review. NAS awaiting response.
12/17/2012	payment plan executed, $453.00 due 1/3/2013 through 11/3/2013 with balance due 12/3/2013.
01/07/2013	Breach Letter sent to homeowner on 1/7/13.
01/24/2013	Request for sale instructions sent to HOA/Management Company.
02/06/2013	Property sold to 3rd party at HOA sale. Paid in Full. No Release of Lien.



Estimated timeline—subject to change and adjustments.

July 21, 2016
Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

C3_1631_LNHISTF 20531 04/25/2017

Bank of America
Customer Service Department
PO Box 31785
Tampa, FL 33631-3785

Date: 12/27/2017
Loan No: 233243343
Property Address:
7510 PERLA DEL MAR AVE
LAS VEGAS, NV 89179

DOMINIC J NOLAN
10734 RED BADGE AVE
LAS VEGAS, NV 89166

We've enclosed your home loan history statement with transaction details.

As you requested, enclosed is your statement that provides the following:

- Payments we received from you
- Servicing expenses we paid to third parties
- Tax and insurance payments we paid on your behalf
- Late charges assessed and paid

Questions?

We appreciate the opportunity to serve your home loan needs. For general account information, you can visit us online at bankofamerica.com.

Bank of America
Home Loans

Loan Number: 233243343
Statement Period: 01/1986 - 12/2017
Date Prepared: 12/27/2017

Property Address:
7510 PERLA DEL MAR AVE
LAS VEGAS, NV 89179

Transaction Date	Description	Total Payment	PMT/MO	Principal Balance	Interest	Escrow Balance	Optional	Buydown	Late Charges Total	Unapplied Total
	Beginning Balance			**164,032.00**		**.00**				**.00**
12/13/2010	MISC. POSTING	370.70	01/2011	.00 **164,032.00**	370.70	.00 **.00**	.00	.00	.00 **.00**	.00 **.00**
12/13/2010	INITIAL INS DEP	132.75	01/2011	.00 **164,032.00**	.00	132.75 **132.75**	.00	.00	.00 **.00**	.00 **.00**
12/13/2010	INITIAL TAX DEP	223.39	01/2011	.00 **164,032.00**	.00	223.39 **356.14**	.00	.00	.00 **.00**	.00 **.00**
12/29/2010	COUNTY TAX PMT	-54.12	01/2011	.00 **164,032.00**	.00	-54.12 **302.02**	.00	.00	.00 **.00**	.00 **.00**
02/14/2011	REGULAR PAYMENT	937.73	02/2011	247.06 **163,784.94**	512.60	178.07 **480.09**	.00	.00	.00 **.00**	.00 **.00**
03/11/2011	REGULAR PAYMENT	937.73	03/2011	247.83 **163,537.11**	511.83	178.07 **658.16**	.00	.00	.00 **.00**	.00 **.00**
04/08/2011	COUNTY TAX CREDIT	54.12	03/2011	.00 **163,537.11**	.00	54.12 **712.28**	.00	.00	.00 **.00**	.00 **.00**
04/15/2011	REGULAR PAYMENT	937.73	04/2011	248.61 **163,288.50**	511.05	178.07 **890.35**	.00	.00	.00 **.00**	.00 **.00**
04/15/2011	REGULAR PAYMENT	937.73	05/2011	249.38 **163,039.12**	510.28	178.07 **1,068.42**	.00	.00	.00 **.00**	.00 **.00**
06/17/2011	REGULAR PAYMENT	975.24	06/2011	250.16 **162,788.96**	509.50	178.07 **1,246.49**	.00	.00	37.51 **.00**	.00 **.00**
06/17/2011	MISC. POSTING	4.76	06/2011	4.76 **162,784.20**	.00	.00 **1,246.49**	.00	.00	.00 **.00**	.00 **.00**
07/22/2011	REGULAR PAYMENT	975.24	07/2011	250.96 **162,533.24**	508.70	178.07 **1,424.56**	.00	.00	37.51 **.00**	.00 **.00**
07/28/2011	COUNTY TAX PMT	-389.70	07/2011	.00 **162,533.24**	.00	-389.70 **1,034.86**	.00	.00	.00 **.00**	.00 **.00**
08/31/2011	REGULAR PAYMENT	975.24	08/2011	251.74 **162,281.50**	507.92	178.07 **1,212.93**	.00	.00	37.51 **.00**	.00 **.00**
09/21/2011	COUNTY TAX PMT	-388.86	08/2011	.00 **162,281.50**	.00	-388.86 **824.07**	.00	.00	.00 **.00**	.00 **.00**
10/27/2011	HAZARD INS PMT	-639.00	08/2011	.00 **162,281.50**	.00	-639.00 **185.07**	.00	.00	.00 **.00**	.00 **.00**

Bank of America
Home Loans

Transaction Date	Description	Total Payment	PMT/MO	Principal Balance	Interest	Escrow Balance	Optional	Buydown	Late Charges Total	Unapplied Total
12/12/2011	REGULAR PAYMENT	1,000.00	09/2011	252.53 **162,028.97**	507.13	178.07 **363.14**	.00	.00	37.51 **.00**	24.76 **24.76**
12/15/2011	COUNTY TAX PMT	-388.87	09/2011	.00 **162,028.97**	.00	-388.87 **-25.73**	.00	.00	.00 **.00**	.00 **24.76**
12/19/2011	MISC. POSTING	-24.76	09/2011	.00 **162,028.97**	.00	.00 **-25.73**	.00	.00	.00 **.00**	-24.76 **.00**
01/23/2012	SPEC. ASSESSMENT	-320.89	09/2011	.00 **162,028.97**	.00	-320.89 **-346.62**	.00	.00	.00 **.00**	.00 **.00**
01/30/2012	REGULAR PAYMENT	937.73	10/2011	253.32 **161,775.65**	506.34	178.07 **-168.55**	.00	.00	.00 **-37.51**	.00 **.00**
02/22/2012	COUNTY TAX PMT	-388.87	10/2011	.00 **161,775.65**	.00	-388.87 **-557.42**	.00	.00	.00 **-37.51**	.00 **.00**
03/07/2012	REGULAR PAYMENT	877.81	11/2011	254.11 **161,521.54**	505.55	118.15 **-439.27**	.00	.00	.00 **-37.51**	.00 **.00**
03/07/2012	REGULAR PAYMENT	877.81	12/2011	254.91 **161,266.63**	504.75	118.15 **-321.12**	.00	.00	.00 **-37.51**	.00 **.00**
03/12/2012	PAYMENT REVERSAL	-877.81	11/2011	-254.91 **161,521.54**	-504.75	-118.15 **-439.27**	.00	.00	.00 **-37.51**	.00 **.00**
03/12/2012	PAYMENT REVERSAL	-877.81	10/2011	-254.11 **161,775.65**	-505.55	-118.15 **-557.42**	.00	.00	.00 **-37.51**	.00 **.00**
04/12/2012	REGULAR PAYMENT	877.81	11/2011	254.11 **161,521.54**	505.55	118.15 **-439.27**	.00	.00	.00 **-37.51**	.00 **.00**
07/30/2012	COUNTY TAX PMT	-618.35	11/2011	.00 **161,521.54**	.00	-618.35 **-1,057.62**	.00	.00	.00 **-37.51**	.00 **.00**
08/09/2012	COUNTY TAX PMT	-679.21	11/2011	.00 **161,521.54**	.00	-679.21 **-1,736.83**	.00	.00	.00 **-37.51**	.00 **.00**
09/17/2012	SPEC. ASSESSMENT	-181.38	11/2011	.00 **161,521.54**	.00	-181.38 **-1,918.21**	.00	.00	.00 **-37.51**	.00 **.00**
09/24/2012	COUNTY TAX PMT	-372.86	11/2011	.00 **161,521.54**	.00	-372.86 **-2,291.07**	.00	.00	.00 **-37.51**	.00 **.00**
10/29/2012	HAZARD INS PMT	-794.00	11/2011	.00 **161,521.54**	.00	-794.00 **-3,085.07**	.00	.00	.00 **-37.51**	.00 **.00**
12/05/2012	COUNTY TAX PMT	-372.86	11/2011	.00 **161,521.54**	.00	-372.86 **-3,457.93**	.00	.00	.00 **-37.51**	.00 **.00**
02/12/2013	COUNTY TAX PMT	-372.86	11/2011	.00 **161,521.54**	.00	-372.86 **-3,830.79**	.00	.00	.00 **-37.51**	.00 **.00**

Bank of America
Home Loans

Transaction Date	Description	Total Payment	PMT/MO	Principal Balance	Interest	Escrow Balance	Optional	Buydown	Late Charges Total	Unapplied Total
02/28/2013	SPEC. ASSESSMENT	-181.38	11/2011	.00	.00	-181.38	.00	.00	.00	.00
				161,521.54		**-4,012.17**			**-37.51**	**.00**

Fee Transaction Activity (01/1986 - 12/2017)

Transaction Date	Fee Description	Charges	Payments
02/14/2011	Mortgage Pay Fee-Phone	15.00	.00
02/14/2011	Mortgage Pay Fee-Phone	.00	15.00
03/11/2011	Mortgage Pay Fee-Phone	15.00	.00
03/11/2011	Mortgage Pay Fee-Phone	.00	15.00
04/15/2011	Mortgage Pay Fee-Phone	15.00	.00
04/15/2011	Mortgage Pay Fee-Phone	.00	15.00
04/15/2011	Mortgage Pay Fee-Phone	15.00	.00
04/15/2011	Mortgage Pay Fee-Phone	.00	15.00
06/17/2011	Mortgage Pay Fee-Phone	15.00	.00
06/17/2011	Mortgage Pay Fee-Phone	.00	15.00
07/22/2011	Mortgage Pay Fee-Phone	15.00	.00
07/22/2011	Mortgage Pay Fee-Phone	.00	15.00
08/31/2011	Mortgage Pay Fee-Phone	15.00	.00
08/31/2011	Mortgage Pay Fee-Phone	.00	15.00
10/21/2011	Property Inspection	15.00	.00
12/07/2011	Property Inspection	15.00	.00
12/21/2011	Property Inspection	15.00	.00
01/21/2012	Property Inspection	15.00	.00
02/20/2012	Property Inspection	15.00	.00
03/20/2012	Property Inspection	15.00	.00

Bank of America
Home Loans

Transaction Date	Fee Description	Charges	Payments
05/01/2012	Property Inspection	15.00	.00
05/20/2012	Property Inspection	15.00	.00
06/25/2012	Property Inspection	15.00	.00
07/23/2012	Property Inspection	15.00	.00
08/24/2012	Property Inspection	15.00	.00
09/21/2012	Property Inspection	15.00	.00
09/26/2012	HOA Special Assessment	932.83	.00
10/16/2012	Property Inspection	15.00	.00
10/31/2012	Litigation Management Fee	1,015.00	.00
11/20/2012	Property Inspection	15.00	.00
12/24/2012	Property Inspection	15.00	.00
12/27/2012	HOA Special Assessment	.00	932.83
01/15/2013	Property Inspection	15.00	.00
02/06/2013	Property Inspection - Adjustment	-15.00	.00
02/13/2013	Property Inspection	15.00	.00
03/19/2013	Property Inspection	15.00	.00
04/22/2013	Property Inspection	15.00	.00
05/21/2013	Property Inspection	15.00	.00
06/28/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00

Bank of America
Home Loans

Transaction Date	Fee Description	Charges	Payments
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Property Inspection - Adjustment	-15.00	.00
08/22/2013	Litigation Management Fee - Adjustment	-1,015.00	.00

Bank of America
Home Loans

Payoff Department
PO Box 31785
Tampa, FL 33631-3785

PAYOFF DEMAND STATEMENT

Statement Void After
5/20/2013

Statement Date
12/28/2017

Bank of America
Loan No.: 233243343

DOMINIC J NOLAN
10734 RED BADGE AVE
LAS VEGAS NV 89166

Faxed To:
800.496.6539
Escrow No.:

This is a backdated manual demand.
Fees and costs cannot be provided.
Not intended to be used for payoff.

Name & Property Address
DOMINIC J NOLAN
7510 PERLA DEL MAR AVE
LAS VEGAS, NV 89179

30 V.A.

PAYOFF CALCULATION					
	Principal Balance as of		5/20/2013	$	161,521.54
	Interest From				
	11/01/2011	To	5/20/2013	$	9,400.89
	County Recording Fee			$	40.00
	Uncollected Late Charges			$	37.51
	Fees Due			$	1,285.00
	Escrow Balance Due			$	4,012.17
	Total Payoff Due			$	176,297.11

Total Due as of Calc Int Thru $ 176,297.11

Please call 1-800-669-5833 for updated payoff information within 24 hours of submitting funds.

SEE FOLLOWING PAGES FOR PAYOFF INSTRUCTIONS AND IMPORTANT INFORMATION

This is a backdated manual demand for informational purposes only. Not intended to be used for payoff. Fees and costs for backdated demands cannot be provided.

Bank of America	Statement Date	Statement Void After
Loan No.: 233243343	December 28, 2017	5/20/2013

PAYOFF INSTRUCTIONS

Payoff funds must be made payable to Bank of America and will be accepted by WIRE or CERTIFIED FUNDS ONLY.

They **MUST** reference the **loan number, property address** and borrower's name in the OBI (Originator Beneficiary Information) field of the wire transfer or on the face of the check and must be sent per the instructions below. Failure to do so may cause delays resulting in additional interest due or the return of the funds to the remitter. Certified Funds received after 2:00 p.m. Central Time may be posted the following business day with the appropriate effective date.

Wire funds to:
Beneficiary Bank: Bank of America, New York, NY
ABA Routing #: 026-009-593
Beneficiary Acct Name: MRC
Beneficiary Acct Number: 12356-19173
Reference Borrower Name: DOMINIC J NOLAN
Reference Loan Number: 233243343

Mail CERTIFIED funds to:
Bank of America Home Loans
Attention: Payoff Department, Mail Stop TX1-160-06-19
1950 N Stemmons Fwy, Suite 6020, Dallas InfoMart
Dallas TX 75207

NOTICE TO TITLE COMPANY: As mortgagee of record, we have an obligation under Illinois law to record a release of lien upon satisfaction of the mortgage loan. Accordingly, we have procedures in place to prepare and record such release promptly after we we receive the payoff funds and have included recording fees for release in our payoff demand statement. In order to avoid duplicate effort and charges, PLEASE DO NOT RECORD A CERTIFICATE OF RELEASE FOR THIS LOAN OR COLLECT RECORDING FEES THEREFOR.

To provide you with the convenience of an extended "Void After" date, the Total Payoff Due may include estimated fees, costs, additional payments and/or escrow disbursements that will become due prior to the "Void After" date, but which are not yet due as of the date this Payoff Statement is issued. You will receive a refund if you pay the Total Payoff Due and those anticipated fees, expenses, or payments have not been incurred.

The payoff amount indicated in this statement is subject to change for various reasons, including but not limited to the following:

- We may not have posted a recently submitted payment; (Please DO NOT place a stop payment on any check.)
- A fee may be assessed if a payment is returned unpaid by your financial institution for any reason;
- Additional or anticipated fees and costs may be incurred relating to collection, foreclosure, bankruptcy, or other defaults on your loan;
- Adjustments may be required to reflect disbursements made by, or payments owed to, your prior lender if the servicing of your loan was recently acquired;
- Late charges may be assessed for delinquent payments received 15 calendar days after the payment due date:
- Funds may be deducted from your escrow account to pay taxes, insurance or other escrow items that become due.

IF FUNDS RECEIVED ARE GREATER THAN THE AMOUNT REQUIRED TO PAY OFF YOUR LOAN, THE OVERAGE WILL BE PROCESSED AUTOMATICALLY WITHIN 20 DAYS AFTER PAYOFF AND THE EXCESS AMOUNT WILL BE RETURNED TO YOU.

If you have received a discharge of this debt in a bankruptcy, you have no personal obligation to repay this debt. However, the lender may still foreclose on your property if the debt is not paid as required by the loan documents. This payoff statement is provided at your request and for your convenience. This is not an attempt to collect a debt that has been discharged, nor a demand for payment.

OTHER AMOUNTS DUE DETAILS TABLE

Itemized Fee Description	Total by Itemized Fee Description
INSPECTION-OCCUPIED	$270.00
LITIGATION MGT FEE	$1,015.00
Total Other Amounts Due	$1,285.00

ADDITIONAL FEES AND COSTS DETAILS TABLE

Itemized Fee Description	Total by Itemized Fee Description
Total Other Amounts Due	$0.00

Prepared by: LING TING
CASE #: LAP454562778322

LOAN #: 233243343

NOTE

NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.

DECEMBER 09, 2010 [Date] | LAS VEGAS [City] | NEVADA [State]

7510 PERLA DEL MAR AVE, LAS VEGAS, NV 89179-2500
[Property Address]

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. $ 164,032.00 (this amount is called "Principal"), plus interest, to the order of the Lender. The Lender is
KBA Mortgage, LLC .
I will make all payments under this Note in the form of cash, check or money order.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 3.750 %.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 6(B) of this Note.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment every month.

I will make my monthly payment on the FIRST day of each month beginning on FEBRUARY 01, 2011 . I will make these payments every month until I have paid all of the Principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied as of its scheduled due date and will be applied to interest before Principal. If, on JANUARY 01, 2041 , I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at
P.O. Box 515503, Los Angeles, CA 90051-6803
or at a different place if required by the Note Holder.

(B) Amount of Monthly Payments

My monthly payment will be in the amount of U.S. $ 759.66 .

4. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under this Note.

I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. A partial Prepayment must be in an amount not less than the next monthly principal payment or $100, whichever is less. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe, but may first apply the Prepayment to any accrued and unpaid interest. A full Prepayment will be credited on the date received by the Note Holder and no interest will be charged after that date. A partial Prepayment will be credited by the next payment due date or 30 days after the Prepayment is received by the Note Holder, whichever is earlier.

5. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge will be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

6. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of FIFTEEN calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 4.000 % of my overdue payment. I will pay this late charge promptly but only once on each late payment .

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver By Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

7. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by delivering it or by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

9. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

10. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

11. DEPARTMENT OF VETERANS AFFAIRS GUARANTEED LOAN AUTHORITY

If my loan is approved for a guaranty under Title 38, Part 36 of the Code of Federal Regulations in effect on the date of my loan, the rights, duties, and liabilities of the parties to this Note are governed by those regulations. Any provision of this Note inconsistent with the regulations is amended and supplemented to conform with the regulations.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

PAY TO THE ORDER OF

WITHOUT RECOURSE
KBA MORTGAGE, LLC

BY _____
MICHELLE SJOLANDER
SENIOR VICE PRESIDENT

_____ (Seal)
DOMINIC J. NOLAN - Borrower

_____ (Seal)
- Borrower

_____ (Seal)
- Borrower

_____ (Seal)
- Borrower

[Sign Original Only]

B1 (Official Form 1)(12/11)

United States Bankruptcy Court
District of Nevada

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): **River Glider Trust**	Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):	All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) **45-5572604**	Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
Street Address of Debtor (No. and Street, City, and State): **C/O Resources Group LLC 900 Las Vegas Blvd S. #810 Las Vegas, NV** ZIP Code **89107**	Street Address of Joint Debtor (No. and Street, City, and State): ZIP Code
County of Residence or of the Principal Place of Business: **Clark**	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): ZIP Code	Mailing Address of Joint Debtor (if different from street address): ZIP Code

Location of Principal Assets of Business Debtor (if different from street address above):

Type of Debtor (Form of Organization) (Check one box)

- ☐ Individual (includes Joint Debtors) *See Exhibit D on page 2 of this form.*
- ■ Corporation (includes LLC and LLP)
- ☐ Partnership
- ☐ Other (If debtor is not one of the above entities, check this box and state type of entity below.)

Nature of Business (Check one box)

- ☐ Health Care Business
- ☐ Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B)
- ☐ Railroad
- ☐ Stockbroker
- ☐ Commodity Broker
- ☐ Clearing Bank
- ■ Other

Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box)

- ☐ Chapter 7
- ☐ Chapter 9
- ■ Chapter 11
- ☐ Chapter 12
- ☐ Chapter 13
- ☐ Chapter 15 Petition for Recognition of a Foreign Main Proceeding
- ☐ Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding

Chapter 15 Debtors

Country of debtor's center of main interests:

Each country in which a foreign proceeding by, regarding, or against debtor is pending:

Tax-Exempt Entity (Check box, if applicable)

- ☐ Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).

Nature of Debts (Check one box)

- ☐ Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose."
- ■ Debts are primarily business debts.

Filing Fee (Check one box)

- ■ Full Filing Fee attached
- ☐ Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A.
- ☐ Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.

Chapter 11 Debtors

Check one box:

- ☐ Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D).
- ■ Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).

Check if:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than $2,343,300 *(amount subject to adjustment on 4/01/13 and every three years thereafter).*

Check all applicable boxes:

- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).

Statistical/Administrative Information

- ■ Debtor estimates that funds will be available for distribution to unsecured creditors.
- ☐ Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.

THIS SPACE IS FOR COURT USE ONLY

Estimated Number of Creditors

■ 1-49	☐ 50-99	☐ 100-199	☐ 200-999	☐ 1,000-5,000	☐ 5,001-10,000	☐ 10,001-25,000	☐ 25,001-50,000	☐ 50,001-100,000	☐ OVER 100,000

Estimated Assets

☐ $0 to $50,000	☐ $50,001 to $100,000	☐ $100,001 to $500,000	☐ $500,001 to $1 million	■ $1,000,001 to $10 million	☐ $10,000,001 to $50 million	☐ $50,000,001 to $100 million	☐ $100,000,001 to $500 million	☐ $500,000,001 to $1 billion	☐ More than $1 billion

Estimated Liabilities

☐ $0 to $50,000	☐ $50,001 to $100,000	☐ $100,001 to $500,000	☐ $500,001 to $1 million	■ $1,000,001 to $10 million	☐ $10,000,001 to $50 million	☐ $50,000,001 to $100 million	☐ $100,000,001 to $500 million	☐ $500,000,001 to $1 billion	☐ More than $1 billion

Voluntary Petition *(This page must be completed and filed in every case)*	Name of Debtor(s): **River Glider Trust**	
All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)		
Location Where Filed: **- None -**	Case Number:	Date Filed:
Location Where Filed:	Case Number:	Date Filed:
Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)		
Name of Debtor: **See Attachment**	Case Number:	Date Filed:
District:	Relationship:	Judge:

Exhibit A

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)

☐ Exhibit A is attached and made a part of this petition.

Exhibit B

(To be completed if debtor is an individual whose debts are primarily consumer debts.)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).

X _____

Signature of Attorney for Debtor(s) (Date)

Exhibit C

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

☐ Yes, and Exhibit C is attached and made a part of this petition.

■ No.

Exhibit D

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

☐ Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

☐ Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.

Information Regarding the Debtor - Venue

(Check any applicable box)

■ Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.

■ There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.

☐ Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

Certification by a Debtor Who Resides as a Tenant of Residential Property

(Check all applicable boxes)

☐ Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)

_____

(Name of landlord that obtained judgment)

_____

(Address of landlord)

☐ Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and

☐ Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.

☐ Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):
River Glider Trust

Signatures

Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.
[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.
[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X _____
Signature of Debtor

X _____
Signature of Joint Debtor

_____
Telephone Number (If not represented by attorney)

_____
Date

Signature of Attorney*

X /s/ Ryan Alexander
Signature of Attorney for Debtor(s)

Ryan Alexander 10845
Printed Name of Attorney for Debtor(s)

The Firm, PC
Firm Name

200 E Charleston Blvd
Las Vegas, NV 89104

Address

Email: ryan@thefirm-lv.com
(702) 222-3476 Fax: (702) 252-3476
Telephone Number

July 3, 2012
Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X /s/ Eddie Haddad
Signature of Authorized Individual

Eddie Haddad
Printed Name of Authorized Individual

Registered Agent
Title of Authorized Individual

July 3, 2012
Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11. United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.

☐ Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X _____
Signature of Foreign Representative

_____
Printed Name of Foreign Representative

_____
Date

Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

_____
Printed Name and title, if any, of Bankruptcy Petition Preparer

_____
Social-Security number (If the bankrutpcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.)(Required by 11 U.S.C. § 110.)

_____
Address

X _____

_____
Date

Signature of bankruptcy petition preparer or officer, principal, responsible person,or partner whose Social Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. §110; 18 U.S.C. §156.

In re **River Glider Trust**, Case No. _____
Debtor

FORM 1. VOLUNTARY PETITION

Pending Bankruptcy Cases Filed Attachment

Name of Debtor / District	Case No. / Relationship	Date Filed / Judge
4208 Rollingstone Dr Trust **District of Nevada**	**12-12363** **Affiliate**	**03/01/12** **Bruce T. Beesley**
Bourne Valley Court Trust **District of Nevada**	**12-16387** **Affiliate**	**05/31/12** **Beesely**
Cape Jasmine Court Trust **District of Nevada**	**12-17498** **Affiliate**	**06/26/12** **Bruce T. Beesely**
Villa Vecchio Court Trust **District of Nevada**	**12-15254** **Affiliate**	**05/02/12** **Beesely**

BANA/Nolan-01-000464

B4 (Official Form 4) (12/07)

United States Bankruptcy Court
District of Nevada

In re **River Glider Trust** Debtor(s)

Case No.

Chapter **11**

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [*or* chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1) *Name of creditor and complete mailing address including zip code*	(2) *Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted*	(3) *Nature of claim (trade debt, bank loan, government contract, etc.)*	(4) *Indicate if claim is contingent, unliquidated, disputed, or subject to setoff*	(5) *Amount of claim [if secured, also state value of security]*
Absolute Collection Services PO Box 12117 Las Vegas, NV 89112	**Absolute Collection Services PO Box 12117 Las Vegas, NV 89112**	**HOA Riverwalk HOA for 6513 Duck Hill Springs**		**Unknown**
Absolute Collection Services PO Box 12117 Las Vegas, NV 89112	**Absolute Collection Services PO Box 12117 Las Vegas, NV 89112**	**HOA Lien Lamplight Gardens HOA for 10428 Amber Night St**		**Unknown**
Absolute Collection Services PO Box 12117 Las Vegas, NV 89112	**Absolute Collection Services PO Box 12117 Las Vegas, NV 89112**	**Elkhorn HOA for 7304 Roamer Place**		**Unknown**
Absolute Collection Services PO Box 12117 Las Vegas, NV 89112	**Absolute Collection Services PO Box 12117 Las Vegas, NV 89112**	**Mountain Gate HOA for 5982 Spinnaker Point Ave**		**Unknown**
Accredited Home Lenders 15030 Avenue of Science #100 San Diego, CA 92128	**Accredited Home Lenders 15030 Avenue of Science #100 San Diego, CA 92128**	**7304 Roamer Place Las Vegas NV 89131**		**230,000.00 (60,000.00 secured)**
Alessi & Koenig LLC 9500 W Flamingo #205 Las Vegas, NV 89147	**Alessi & Koenig LLC 9500 W Flamingo #205 Las Vegas, NV 89147**	**Sahara Sunrise HOA for 2670 Early Vista**		**Unknown**
Alessi & Koenig LLC 9500 W Flamingo #205 Las Vegas, NV 89147	**Alessi & Koenig LLC 9500 W Flamingo #205 Las Vegas, NV 89147**	**Madison Colony HOA for 10225 Headrick Dr**		**Unknown**
Alessi & Koenig LLC 9500 W Flamingo #205 Las Vegas, NV 89147	**Alessi & Koenig LLC 9500 W Flamingo #205 Las Vegas, NV 89147**	**Ryal Highlands HOA for 10993 Ladyburn**		**Unknown**
Allied Trustee Services 701 North Green Valley Pkwy #200 Henderson, NV 89014	**Allied Trustee Services 701 North Green Valley Pkwy #200 Henderson, NV 89014**	**Lamplight Gardens HOA for 10428 Amber Night**		**Unknown**
Angius & Terry Collections 1120 N Town Center Dr #260 Las Vegas, NV 89144	**Angius & Terry Collections 1120 N Town Center Dr #260 Las Vegas, NV 89144**	**Elkhorn HOA for 7919 Horn Tail Ct**		**Unknown**
Angius & Terry Collections 1120 N Town Center Dr #260 Las Vegas, NV 89144	**Angius & Terry Collections 1120 N Town Center Dr #260 Las Vegas, NV 89144**	**Elkhorn HOA for 7304 Roamer Place**		**Unknown**

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B4 (Official Form 4) (12/07) - Cont.

In re **River Glider Trust** Case No. _____

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1) *Name of creditor and complete mailing address including zip code*	(2) *Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted*	(3) *Nature of claim (trade debt, bank loan, government contract, etc.)*	(4) *Indicate if claim is contingent, unliquidated, disputed, or subject to setoff*	(5) *Amount of claim [if secured, also state value of security]*
Argent Mortgage Company PO Box 5047 Rolling Meadows, IL 60008	**Argent Mortgage Company PO Box 5047 Rolling Meadows, IL 60008**	**6119 Cozy Creek St. North Las Vegas NV 89031**		**224,000.00 (60,000.00 secured)**
CMG Mortgage 3160 Crow Canyon Rd #240 San Ramon, CA 94583	**CMG Mortgage 3160 Crow Canyon Rd #240 San Ramon, CA 94583**	**2670 Early Vista St Las Vegas NV 89142**		**208,000.00 (65,000.00 secured)**
Evofi One 2460 Paseo Verde Parkway 125 Henderson, NV 89074	**Evofi One 2460 Paseo Verde Parkway 125 Henderson, NV 89074**	**5982 Spinnaker Point Ave Las Vegas NV 89110**		**176,739.00 (80,000.00 secured)**
Home Loan Center 18191 Von Karmen Ave #300 Irvine, CA 92612	**Home Loan Center 18191 Von Karmen Ave #300 Irvine, CA 92612**	**336 River Glider Ave North Las Vegas NV 89084**		**149,700.00 (58,000.00 secured)**
Metlife Home Loans 1555 W Walnut Hill Lane #200 Irving, TX 75038	**Metlife Home Loans 1555 W Walnut Hill Lane #200 Irving, TX 75038**	**10225 Headrick Dr Las Vegas NV 89166**		**216,689.00 (80,000.00 secured)**
Mortgage Loan Specialists 4695 MacArthur Court 11th Floor Newport Beach, CA 92660	**Mortgage Loan Specialists 4695 MacArthur Court 11th Floor Newport Beach, CA 92660**	**7919 Horn Tail Court Las Vegas NV 89131**		**219,200.00 (90,000.00 secured)**
Universal American Mortgage Company 1725 W. Green Tree Dr #104 Tempe, AZ 85284	**Universal American Mortgage Company 1725 W. Green Tree Dr #104 Tempe, AZ 85284**	**10428 Amber Night St Las Vegas NV 89183**		**217,636.00 (73,000.00 secured)**
US trust Mortgage Service Co 280 E Palmetto Park Rd Boca Raton, FL 33432	**US trust Mortgage Service Co 280 E Palmetto Park Rd Boca Raton, FL 33432**	**8112 Lake Hills Las Vegas NV 89103**		**631,000.00 (235,000.00 secured)**
Wells Fargo Bank 12550 SE 93rd Ave #400 Clackamas, OR 97015	**Wells Fargo Bank 12550 SE 93rd Ave #400 Clackamas, OR 97015**	**6513 Duck Hill Springs Drive Las Vegas NV 89122**		**88,271.00 (64,000.00 secured)**

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B4 (Official Form 4) (12/07) - Cont.

In re **River Glider Trust** Case No. _____

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, the Registered Agent of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date **July 3, 2012** Signature **/s/ Eddie Haddad**

Eddie Haddad
Registered Agent

Penalty for making a false statement or concealing property: Fine of up to $500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

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Best Case Bankruptcy

B6 Summary (Official Form 6 - Summary) (12/07)

United States Bankruptcy Court
District of Nevada

In re **River Glider Trust**, Debtor

Case No. _____

Chapter **11**

SUMMARY OF SCHEDULES

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors must also complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	Yes	1	1,015,000.00		
B - Personal Property	Yes	3	0.00		
C - Property Claimed as Exempt	No	0			
D - Creditors Holding Secured Claims	Yes	3		2,361,235.00	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	Yes	1		0.00	
F - Creditors Holding Unsecured Nonpriority Claims	Yes	5		0.00	
G - Executory Contracts and Unexpired Leases	Yes	1			
H - Codebtors	Yes	1			
I - Current Income of Individual Debtor(s)	No	0			N/A
J - Current Expenditures of Individual Debtor(s)	No	0			N/A
Total Number of Sheets of ALL Schedules		15			
		Total Assets	1,015,000.00		
			Total Liabilities	2,361,235.00	

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Form 6 - Statistical Summary (12/07)

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United States Bankruptcy Court
District of Nevada

In re **River Glider Trust**, Debtor

Case No. _____

Chapter **11**

STATISTICAL SUMMARY OF CERTAIN LIABILITIES AND RELATED DATA (28 U.S.C. § 159)

If you are an individual debtor whose debts are primarily consumer debts, as defined in § 101(8) of the Bankruptcy Code (11 U.S.C.§ 101(8)), filing a case under chapter 7, 11 or 13, you must report all information requested below.

☐ Check this box if you are an individual debtor whose debts are NOT primarily consumer debts. You are not required to report any information here.

This information is for statistical purposes only under 28 U.S.C. § 159.

Summarize the following types of liabilities, as reported in the Schedules, and total them.

Type of Liability	Amount
Domestic Support Obligations (from Schedule E)	
Taxes and Certain Other Debts Owed to Governmental Units (from Schedule E)	
Claims for Death or Personal Injury While Debtor Was Intoxicated (from Schedule E) (whether disputed or undisputed)	
Student Loan Obligations (from Schedule F)	
Domestic Support, Separation Agreement, and Divorce Decree Obligations Not Reported on Schedule E	
Obligations to Pension or Profit-Sharing, and Other Similar Obligations (from Schedule F)	
TOTAL	

State the following:

Average Income (from Schedule I, Line 16)	
Average Expenses (from Schedule J, Line 18)	
Current Monthly Income (from Form 22A Line 12; OR, Form 22B Line 11; OR, Form 22C Line 20)	

State the following:

1. Total from Schedule D, "UNSECURED PORTION, IF ANY" column		
2. Total from Schedule E, "AMOUNT ENTITLED TO PRIORITY" column		
3. Total from Schedule E, "AMOUNT NOT ENTITLED TO PRIORITY, IF ANY" column		
4. Total from Schedule F		
5. Total of non-priority unsecured debt (sum of 1, 3, and 4)		

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Best Case Bankruptcy

B6A (Official Form 6A) (12/07)

In re **River Glider Trust**, Debtor

Case No. _____

SCHEDULE A - REAL PROPERTY

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a cotenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim." If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

Description and Location of Property	Nature of Debtor's Interest in Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption	Amount of Secured Claim
6513 Duck Hill Springs Drive Las Vegas NV 89122		**-**	**64,000.00**	**88,271.00**
10428 Amber Night St Las Vegas NV 89183		**-**	**73,000.00**	**217,636.00**
6119 Cozy Creek St. North Las Vegas NV 89031		**-**	**60,000.00**	**224,000.00**
2670 Early Vista St Las Vegas NV 89142		**-**	**65,000.00**	**208,000.00**
10225 Headrick Dr Las Vegas NV 89166		**-**	**80,000.00**	**216,689.00**
7919 Horn Tail Court Las Vegas NV 89131		**-**	**90,000.00**	**219,200.00**
8112 Lake Hills Las Vegas NV 89103		**-**	**235,000.00**	**631,000.00**
336 River Glider Ave North Las Vegas NV 89084		**-**	**58,000.00**	**149,700.00**
7304 Roamer Place Las Vegas NV 89131		**-**	**60,000.00**	**230,000.00**
5982 Spinnaker Point Ave Las Vegas NV 89110		**-**	**80,000.00**	**176,739.00**
10993 Ladyburn Court Las Vegas NV 89141		**-**	**150,000.00**	**Unknown**

Sub-Total > **1,015,000.00** (Total of this page)

Total > **1,015,000.00**

0 continuation sheets attached to the Schedule of Real Property

(Report also on Summary of Schedules)

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Best Case Bankruptcy

B6B (Official Form 6B) (12/07)

In re **River Glider Trust**, Debtor

Case No. _____

SCHEDULE B - PERSONAL PROPERTY

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "x" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petition is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property." If the property is being held for a minor child, simply state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

	Type of Property	NONE	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
1.	Cash on hand	X			
2.	Checking, savings or other financial accounts, certificates of deposit, or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives.		**Wells Fargo #4482**	**-**	**0.00**
3.	Security deposits with public utilities, telephone companies, landlords, and others.	X			
4.	Household goods and furnishings, including audio, video, and computer equipment.	X			
5.	Books, pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles.	X			
6.	Wearing apparel.	X			
7.	Furs and jewelry.	X			
8.	Firearms and sports, photographic, and other hobby equipment.	X			
9.	Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	X			
10.	Annuities. Itemize and name each issuer.	X			

Sub-Total > **0.00**
(Total of this page)

2 continuation sheets attached to the Schedule of Personal Property

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Best Case Bankruptcy

B6B (Official Form 6B) (12/07) - Cont.

In re **River Glider Trust**, Debtor

Case No. _____

SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)

Type of Property	NONE	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).)	X			
12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	X			
13. Stock and interests in incorporated and unincorporated businesses. Itemize.	X			
14. Interests in partnerships or joint ventures. Itemize.	X			
15. Government and corporate bonds and other negotiable and nonnegotiable instruments.	X			
16. Accounts receivable.	X			
17. Alimony, maintenance, support, and property settlements to which the debtor is or may be entitled. Give particulars.	X			
18. Other liquidated debts owed to debtor including tax refunds. Give particulars.	X			
19. Equitable or future interests, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property.	X			
20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	X			
21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.	X			
			Sub-Total > (Total of this page)	**0.00**

Sheet **1** of **2** continuation sheets attached to the Schedule of Personal Property

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Best Case Bankruptcy

B6B (Official Form 6B) (12/07) - Cont.

In re **River Glider Trust**, Debtor

Case No. _____

SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)

Type of Property	NONE	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
22. Patents, copyrights, and other intellectual property. Give particulars.	X			
23. Licenses, franchises, and other general intangibles. Give particulars.	X			
24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.	X			
25. Automobiles, trucks, trailers, and other vehicles and accessories.	X			
26. Boats, motors, and accessories.	X			
27. Aircraft and accessories.	X			
28. Office equipment, furnishings, and supplies.	X			
29. Machinery, fixtures, equipment, and supplies used in business.	X			
30. Inventory.	X			
31. Animals.	X			
32. Crops - growing or harvested. Give particulars.	X			
33. Farming equipment and implements.	X			
34. Farm supplies, chemicals, and feed.	X			
35. Other personal property of any kind not already listed. Itemize.	X			

Sub-Total > **0.00**
(Total of this page)
Total > **0.00**

Sheet **2** of **2** continuation sheets attached to the Schedule of Personal Property

(Report also on Summary of Schedules)

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Best Case Bankruptcy

B6D (Official Form 6D) (12/07)

In re **River Glider Trust**, Debtor

Case No. _____

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is a creditor, the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor" ,include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H", "W", "J", or "C" in the column labeled "Husband, Wife, Joint, or Community".

If the claim is contingent, place an "X" in the column labeled "Contingent". If the claim is unliquidated, place an "X" in the column labeled "Unliquidated". If the claim is disputed, place an "X" in the column labeled "Disputed". (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion" on the Statistical Summary of Certain Liabilities and Related Data.

☐ Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	Husband, Wife, Joint, or Community (H W J C)	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
Account No. **Accredited Home Lenders** **15030 Avenue of Science #100** **San Diego, CA 92128**		-	**First Mortgage** **7304 Roamer Place Las Vegas NV 89131** Value $ **60,000.00**				**230,000.00**	**170,000.00**
Account No. **Argent Mortgage Company** **PO Box 5047** **Rolling Meadows, IL 60008**		-	**First Mortgage** **6119 Cozy Creek St. North Las Vegas NV 89031** Value $ **60,000.00**				**224,000.00**	**164,000.00**
Account No. **CMG Mortgage** **3160 Crow Canyon Rd #240** **San Ramon, CA 94583**		-	**First Mortgage** **2670 Early Vista St Las Vegas NV 89142** Value $ **65,000.00**				**208,000.00**	**143,000.00**
Account No. **Evofi One** **2460 Paseo Verde Parkway 125** **Henderson, NV 89074**		-	**First Mortgage** **5982 Spinnaker Point Ave Las Vegas NV 89110** Value $ **80,000.00**				**176,739.00**	**96,739.00**
2 continuation sheets attached						Subtotal (Total of this page)	**838,739.00**	**573,739.00**

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B6D (Official Form 6D) (12/07) - Cont.

In re **River Glider Trust**, Debtor

Case No. _____

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS
(Continuation Sheet)

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	CODEBTOR	Husband, Wife, Joint, or Community (H W J C)	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
Account No. **Home Loan Center** **18191 Von Karmen Ave #300** **Irvine, CA 92612**		-	**First Mortgage** **336 River Glider Ave North Las Vegas NV 89084** Value $ **58,000.00**				**149,700.00**	**91,700.00**
Account No. **Meridas Capital** **990 W Atherton Dr** **Salt Lake City, UT 84123**		-	**First Mortgage** **10993 Ladyburn Court Las Vegas NV 89141** Value $ **150,000.00**				**Unknown**	**Unknown**
Account No. **Metlife Home Loans** **1555 W Walnut Hill Lane #200** **Irving, TX 75038**		-	**First Mortgage** **10225 Headrick Dr Las Vegas NV 89166** Value $ **80,000.00**				**216,689.00**	**136,689.00**
Account No. **Mortgage Loan Specialists** **4695 MacArthur Court 11th Floor** **Newport Beach, CA 92660**		-	**First Mortgage** **7919 Horn Tail Court Las Vegas NV 89131** Value $ **90,000.00**				**219,200.00**	**129,200.00**
Account No. **Universal American Mortgage Company** **1725 W. Green Tree Dr #104** **Tempe, AZ 85284**		-	**First Mortgage** **10428 Amber Night St Las Vegas NV 89183** Value $ **73,000.00**				**217,636.00**	**144,636.00**
Sheet **1** of **2** continuation sheets attached to Schedule of Creditors Holding Secured Claims						Subtotal (Total of this page)	**803,225.00**	**502,225.00**

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B6D (Official Form 6D) (12/07) - Cont.

In re **River Glider Trust**, Debtor

Case No. _____

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS
(Continuation Sheet)

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	CODEBTOR	Husband, Wife, Joint, or Community (H W J C)	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
Account No. **US trust Mortgage Service Co** **280 E Palmetto Park Rd** **Boca Raton, FL 33432**		-	**First Mortgage** **8112 Lake Hills Las Vegas NV 89103** Value $ **235,000.00**				**631,000.00**	**396,000.00**
Account No. **Wells Fargo Bank** **12550 SE 93rd Ave #400** **Clackamas, OR 97015**		-	**First Mortgage** **6513 Duck Hill Springs Drive Las Vegas NV 89122** Value $ **64,000.00**				**88,271.00**	**24,271.00**
Account No.			Value $					
Account No.			Value $					
Account No.			Value $					

Sheet 2 of 2 continuation sheets attached to Schedule of Creditors Holding Secured Claims

Subtotal (Total of this page)	**719,271.00**	**420,271.00**
Total (Report on Summary of Schedules)	**2,361,235.00**	**1,496,235.00**

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B6E (Official Form 6E) (4/10)

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In re **River Glider Trust**, Debtor

Case No. _____

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

A complete list of claims entitled to priority, listed separately by type of priority, is to be set forth on the sheets provided. Only holders of unsecured claims entitled to priority should be listed in this schedule. In the boxes provided on the attached sheets, state the name, mailing address, including zip code, and last four digits of the account number, if any, of all entities holding priority claims against the debtor or the property of the debtor, as of the date of the filing of the petition. Use a separate continuation sheet for each type of priority and label each with the type of priority.

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H-Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of claims listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all claims listed on this Schedule E in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules.

Report the total of amounts entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Report the total of amounts not entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts not entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

■ Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

TYPES OF PRIORITY CLAIMS (Check the appropriate box(es) below if claims in that category are listed on the attached sheets)

☐ **Domestic support obligations**

Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).

☐ **Extensions of credit in an involuntary case**

Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).

☐ **Wages, salaries, and commissions**

Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to $11,725* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).

☐ **Contributions to employee benefit plans**

Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).

☐ **Certain farmers and fishermen**

Claims of certain farmers and fishermen, up to $5,775* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).

☐ **Deposits by individuals**

Claims of individuals up to $2,600* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).

☐ **Taxes and certain other debts owed to governmental units**

Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).

☐ **Commitments to maintain the capital of an insured depository institution**

Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507 (a)(9).

☐ **Claims for death or personal injury while debtor was intoxicated**

Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

* *Amount subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after the date of adjustment.*

0 continuation sheets attached

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Best Case Bankruptcy

B6F (Official Form 6F) (12/07)

In re **River Glider Trust**, Debtor

Case No. _____

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

☐ Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	Husband, Wife, Joint, or Community (H W J C)	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
Account No. **Absolute Collection Services** **PO Box 12117** **Las Vegas, NV 89112**		-	**HOA Riverwalk HOA for 6513 Duck Hill Springs**				**Unknown**
Account No. **Absolute Collection Services** **PO Box 12117** **Las Vegas, NV 89112**		-	**HOA Lien Lamplight Gardens HOA for 10428 Amber Night St**				**Unknown**
Account No. **Absolute Collection Services** **PO Box 12117** **Las Vegas, NV 89112**		-	**Elkhorn HOA for 7304 Roamer Place**				**Unknown**
Account No. **Absolute Collection Services** **PO Box 12117** **Las Vegas, NV 89112**		-	**Mountain Gate HOA for 5982 Spinnaker Point Ave**				**Unknown**
4 continuation sheets attached						Subtotal (Total of this page)	**0.00**

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B6F (Official Form 6F) (12/07) - Cont.

In re **River Glider Trust**, Debtor

Case No. _____

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	Husband, Wife, Joint, or Community (H W J C)	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
Account No. **Alessi & Koenig LLC** **9500 W Flamingo #205** **Las Vegas, NV 89147**		-	**Sahara Sunrise HOA for 2670 Early Vista**				**Unknown**
Account No. **Alessi & Koenig LLC** **9500 W Flamingo #205** **Las Vegas, NV 89147**		-	**Madison Colony HOA for 10225 Headrick Dr**				**Unknown**
Account No. **Alessi & Koenig LLC** **9500 W Flamingo #205** **Las Vegas, NV 89147**		-	**Ryal Highlands HOA for 10993 Ladyburn**				**Unknown**
Account No. **Allied Trustee Services** **701 North Green Valley Pkwy #200** **Henderson, NV 89014**		-	**Lamplight Gardens HOA for 10428 Amber Night**				**Unknown**
Account No. **Angius & Terry Collections** **1120 N Town Center Dr #260** **Las Vegas, NV 89144**		-	**Elkhorn HOA for 7919 Horn Tail Ct**				**Unknown**
Sheet no. **1** of **4** sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	**0.00**

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B6F (Official Form 6F) (12/07) - Cont.

In re **River Glider Trust**, Debtor

Case No. _____

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	Husband, Wife, Joint, or Community (H W J C)	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
Account No. **Angius & Terry Collections** **1120 N Town Center Dr #260** **Las Vegas, NV 89144**		-	**Elkhorn HOA for 7304 Roamer Place**				**Unknown**
Account No. **Callister & Reynolds** **823 Las Vegas Blvd S.** **Las Vegas, NV 89101**		-	**Default Judgement on 10428 Amber Night St**				**Unknown**
Account No. **Callister & Reynolds** **823 Las Vegas Blvd S. #280** **Las Vegas, NV 89101**		-	**Default Judgement for 2670 Early Vista**				**Unknown**
Account No. **Homeowner Association Services** **3513 E Russell Rd** **Las Vegas, NV 89120**		-	**Paloma HOA for 7919 Horn Tail Ct**				**Unknown**
Account No. **Nevada Association Services** **TS #N67297** **6224 W Desert Inn Rd #A** **Las Vegas, NV 89146**		-	**Azure HOA for 6119 Cozy Creek**				**Unknown**
Sheet no. 2 of 4 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	**0.00**

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B6F (Official Form 6F) (12/07) - Cont.

In re **River Glider Trust**, Debtor

Case No. _____

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	Husband, Wife, Joint, or Community (H W J C)	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
Account No. **Nevada Association Services** **TS #N67297** **6224 W Desert Inn Rd #A** **Las Vegas, NV 89146**		-	**Harbor Cove HOA for 8112 Lake Hills**				**Unknown**
Account No. **Republic Services** **7 E. Sahara Ave** **Las Vegas, NV 89104**		-	**Trash Lien for 10225 Headdrick Dr**				**Unknown**
Account No. **Republic Services** **7 E. Sahara Ave** **Las Vegas, NV 89104**		-	**Trash Lien for 7919 Horn Tail Ct**				**Unknown**
Account No. **Republic Services** **7 E. Sahara Ave** **Las Vegas, NV 89104**		-	**Trash Lien for 8112 Lake Hills**				**Unknown**
Account No. **Shea & Carlyon** **701 Bridger Ave #850** **Las Vegas, NV 89101**		-	**Default Judgement on 10428 Amber Night**				**Unknown**
Sheet no. **3** of **4** sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	**0.00**

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HOA Dues	4/1/2012	59.00	782.78		HOA Dues
Late fee	4/16/2012	52.51	835.29		Liened
HOA Dues	5/1/2012	59.00	894.29		HOA Dues
Late fee	5/16/2012	58.41	952.70		Liened
HOA Dues	6/1/2012	59.00	1,011.70		HOA Dues
Late fee	6/16/2012	64.31	1,076.01		Liened
HOA Dues	7/1/2012	59.00	1,135.01		HOA Dues
Late fee	7/16/2012	70.21	1,205.22		Liened
HOA Dues	8/1/2012	59.00	1,264.22		HOA Dues
Late fee	8/16/2012	76.11	1,340.33		Liened
HOA Dues	9/1/2012	59.00	1,399.33		HOA Dues
Late fee	9/16/2012	82.01	1,481.34		Liened
HOA Dues	10/1/2012	59.00	1,540.34		HOA Dues
Late fee	10/16/2012	87.91	1,628.25		Liened
HOA Dues	11/1/2012	59.00	1,687.25		HOA Dues
Late fee	11/16/2012	93.81	1,781.06		Liened
HOA Dues	12/1/2012	59.00	1,840.06		HOA Dues
Late fee	12/16/2012	99.71	1,939.77		Liened
Payment	12/21/2012	-180.00	1,759.77	261083	Fr NASp
HOA Dues	1/1/2013	59.00	1,818.77		HOA Dues
Late fee	1/16/2013	87.61	1,906.38		Liened
HOA Dues	2/1/2013	59.00	1,965.38		HOA Dues
Intent to Lien Payment	2/12/2013	-50.00	1,915.38	264556	From NAS, Inc
Payment	2/12/2013	-1,915.38	0.00	264555	From NAS, Inc

Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance:	0.00
0.00	0.00	0.00	0.00		

Las Vegas Valley Community Management LLC | P.O. Box 750266 | Las Vegas, NV 89136-0266 | (702)655-7064

Make check payable and send to: Mandolin HOA
P.O. Box 66573
, Phoenix, AZ 85082-6573

12/3/2013

Dominic J. Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

Property Address: 7510 Perla Del Mar Ave
Account #: 59361

Code	Date	Amount	Balance	Check#	Memo
Capital Contribution	12/10/2010	118.00	118.00		Capital Contribution
Payment	12/16/2010	-236.00	-118.00	2096757	From No.Amer.Title
HOA Dues	1/1/2011	59.00	-59.00		HOA Dues
HOA Dues	2/1/2011	59.00	0.00		HOA Dues
Payment	2/17/2011	-75.00	-75.00	1006	LasVegasValleyCABLB021711.DAT
HOA Dues	3/1/2011	59.00	-16.00		HOA Dues
HOA Dues	4/1/2011	59.00	43.00		HOA Dues
Late fee	4/16/2011	4.30	47.30		1st Past Due
HOA Dues	5/1/2011	59.00	106.30		HOA Dues
Late fee	5/16/2011	10.20	116.50		2nd Past Due
HOA Dues	6/1/2011	59.00	175.50		HOA Dues
Payment	6/2/2011	-59.00	116.50	1007	LasVegasValleyCABLB060211.DAT
Payment	6/3/2011	-64.90	51.60	1009	LasVegasValleyCABLB060311.DAT
Payment	6/3/2011	-116.50	-64.90	1008	LasVegasValleyCABLB060311.DAT
HOA Dues	7/1/2011	59.00	-5.90		HOA Dues
HOA Dues	8/1/2011	59.00	53.10		HOA Dues
Late fee	8/16/2011	5.31	58.41		1st Past Due
HOA Dues	9/1/2011	59.00	117.41		HOA Dues
Late fee	9/16/2011	11.21	128.62		2nd Past Due
HOA Dues	10/1/2011	59.00	187.62		HOA Dues
Late fee	10/16/2011	17.11	204.73		Intent to Lien
Intent to Lien Fee	10/16/2011	50.00	254.73		Intent to Lien
HOA Dues	11/1/2011	59.00	313.73		HOA Dues
Late fee	11/16/2011	23.01	336.74		Liened
HOA Dues	12/1/2011	59.00	395.74		HOA Dues
Late fee	12/16/2011	28.91	424.65		Liened
HOA Dues	1/1/2012	59.00	483.65		HOA Dues
Late fee	1/16/2012	34.81	518.46		Liened
HOA Dues	2/1/2012	59.00	577.46		HOA Dues
Late fee	2/16/2012	40.71	618.17		Liened
HOA Dues	3/1/2012	59.00	677.17		HOA Dues
Late fee	3/16/2012	46.61	723.78		Liened

Las Vegas Valley Community Management LLC | P.O. Box 750266 | Las Vegas, NV 89136-0266 | (702)655-7064

Make check payable and send to: Mandolin HOA
P.O. Box 66573
, Phoenix, AZ 85082-6573

12/3/2013

Cindy Manning

From: Gregory Kerr <GKerr@wrslawyers.com>
Sent: Friday, December 06, 2013 11:03 AM
To: Cindy Manning
Subject: FW: Mountains Edge and 7510 Perla Del Mar

Hello Cindy, please see the emails below. Please keep this for your records. Thanks and take care,

Gregory P. Kerr, Esq.
WOLF, RIFKIN, SHAPIRO, SCHULMAN & RABKIN, LLP
3556 E. Russell Road, 2nd Floor
Las Vegas, Nevada 89120

(702) 341-5200 ext. 5100
(702) 341-5300

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From: June Gerber [mailto:june@nas-inc.com]
Sent: Thursday, December 05, 2013 4:00 PM
To: Gregory Kerr
Cc: 'Vicky Parris'
Subject: RE: Mountains Edge and 7510 Perla Del Mar

Thank you Mr. Kerr.

I will have payment issued tomorrow and mailed to Silver State as instructed below.

Thank you and have a great evening.

Sincerely,

June Gerber
Nevada Association Services, Inc.
6224 W. Desert Inn Rd.
Las Vegas, NV 89146
702-804-8885 Office

702-804-8887 Fax

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From: Gregory Kerr [mailto:GKerr@wrslawyers.com]
Sent: Thursday, December 05, 2013 3:56 PM
To: June Gerber
Cc: 'Vicky Parris'
Subject: Mountains Edge and 7510 Perla Del Mar

Hello June,
Pursuant to our conversation earlier today, please find attached the ledger from Silver State Trustee for the property at 7510 Perla Del Mar. This ledger includes all assessments and collection costs owed to Mountains Edge and Silver State through the foreclosure date of February 1, 2013. The total amount is $2,549.50. Please issue a check payable to Silver State as noted on the attached ledger and deliver to them. I thank you for your assistance on this matter.

Gregory P. Kerr, Esq.
WOLF, RIFKIN, SHAPIRO, SCHULMAN & RABKIN, LLP
3556 E. Russell Road, 2nd Floor
Las Vegas, Nevada 89120

(702) 341-5200 ext. 5100
(702) 341-5300

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Version: 2014.0.4259 / Virus Database: 3658/6893 - Release Date: 12/05/13

NAS
NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

June 27, 2012

L-63

Mandolin
c/o Kelly Rosenfield
Las Vegas Valley Community Management
10501 W. Gowan Rd. Suite 160
Las Vegas, NV 89129

RE: 7501 Perla Del Mar Ave / NAS# N69604
Mandolin / James Guillermo
Acct#: 58892

Dear Board Members:

The 3 month (90 day) statutory waiting period on the above referenced account has expired. We are now able to set a foreclosure sale date and publish the foreclosure notice. A copy of the notice of sale will be sent to the home owner(s). Before this process can commence, however, this office requires the following document to be completed and signed by an individual authorized to sign on behalf of the Association. You are encouraged to contact this office with any questions regarding the process. Once returned to this office, the foreclosure sale will be set. The Board of Directors maintains the final authority with respect to the actual foreclosure sale.

Also enclosed you will find a copy of the Trustee's Sale Guarantee. It is recommended you review the report prior to returning the Authorization to Publish Non-Judicial Foreclosure Sale.

If you are ready for NAS to proceed with setting the foreclosure sale, please return the attached with a complete, updated accounting ledger. Feel free to call should you have any questions.

Sincerely,

E. Hollander

Elissa Hollander
Nevada Association Services, Inc.
encl.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

AUTHORIZATION TO PUBLISH NON-JUDICIAL FORECLOSURE SALE

June 27, 2012

NAS #: N69604
Re: 7501 Perla Del Mar Ave / James Guillermo

Publication of the Notice of (foreclosure) Sale can now begin. Please complete this form and return it to this office with an updated accounting ledger attached. This document is VERY important as, amongst other things, it provides information vital to establishing an accurate opening bid amount at the foreclosure sale. By signing this document, you instruct Nevada Association Services to proceed with the posting, publication of the Notice of Sale and the actual foreclosure auction. It is also expressly understood, by signing this instruction, that full payment of all foreclosure fees and costs will be due immediately after the foreclosure sale. The new Deed will not be recorded until all foreclosure fees and costs are paid in full. Should the Association take title to the property, Nevada Association Services is asked to vest title in the property as:

AUTHORIZATION AND DECLARATION OF NON-MILITARY SERVICE

TO THE BEST OF MY KNOWELDGE, THE OWNERS OF THE PROPERTY DESCRIBED IN THE NOTICE OF DEFAULT FILED IN THE MATTER HEREIN ARE NOT IN THE MILITARY SERVICE SO AS TO BE ENTITLED TO THE BENEFITS OF THE SOLDIERS' AND SAILORS' ACT OF 1940 (50 U.S.C. APPEN. SEC. 501 ET SEQ). I DECLARE UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF NEVADA THAT THE FOREGOING IS TRUE AND CORRECT.

Please note:
The Association should disclose anything that may negatively affect the value of the property or which may materially affect the common area. If there is anything that the Board has reason to believe may negatively affect the value, such as, but not limited to, a construction defect or construction defect litigation, please initial below and on a separate piece of paper, disclose any conditions which may exist.

_____ By initialing, I declare that there may be something that affects the value of the property or which may materially affect the common area.

You are hereby authorized to proceed with the publication of the Notice Foreclosure Sale. If payment is not received prior to the scheduled auction, you are to proceed with the foreclosure sale.

_____ Print Name

_____ Signature Date

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

RECEIVED
AUG 2 2 2014
LVVCM

Mandolin HOA

7571 Tule Springs Rd.
Las Vegas, NV 89131
Phone: (702)655-7064 Fax: (702)655-7051

Friday, August 15, 2014

Homeowner Response Form

Please use this form to indicate what action you have taken, you anticipate to take, or if you feel your are not in non-compliance with your Community's Governing Documents. You may fax your response to (702)655-7051, email it to the property manager, or mail it to Mandolin HOA, 7571 Tule Springs Rd., Las Vegas, NV 89131.

REMOVE THE SUCKERS (OVERGROWTH, SHOOTS) FROM THE TRUNK OF THE TREE IN YOUR FRONT LANDSCAPING

As soon as I received this notice, I removed all the suckers (overgrowth and shoots) from the trunk of the tree in the front landscaping.
As of 8/19, there no longer are any of the mentioned.

Mandolin
Lot # 63
Hyunsook Lee
7510 Perla Del Mar Ave

SIGNATURE: [signature]
DATE: 8/19/14
PHONE NUMBER: 702) 427-3940
EMAIL ADDRESS: N/A

THE HOMEOWNER RESPONSE FORM MUST BE SIGNED BY THE LEGAL OWNER OF THE PROPERTY.
A TELEPHONE CALL IS NOT CONSIDERED A PROPER RESPONSE TO THIS NOTICE!
ALL RESPONSES MUST BE SUBMITTED IN WRITING.

MAN
L-63

Adjustment Register

Property: Mandolin

Keys

Account #	Resident	Amount	Transaction Check #	Memo
62546	7510 Perla Del Mar Ave : Del Mar Ave Trust / 7510 Perla	10.00	8/27/2013	Pool Key
Totals # of records:	**1**	**10.00**		
Total # of residents:	**1**			

KEY ISSUE FORM

Mandolin Community Association

P.O. Box 750266 Las Vegas, Nevada 89136-0266
(702) 655-7064 ext 1106

RECEIVED
AUG 2 6 2013
LVVCM
L-63

Please print:

Name: HYUN SOOK LEE **Phone:** 213) 369-1265

Address: 7510 Perla Del Mar Ave., LV, NV 89179

Email Address: _____

Names of persons living in the household over the age of 12 authorized to use the pool key:

1. Hyun Sook Lee
2. _____
3. _____
4. _____
5. _____

* Please mail the the key to address listed above.

I understand that pool keys shall not be duplicated, distributed, loaned or given to a non-resident. Any non-resident caught in the possession of a pool key will result in fine of $100.00 automatically assessed to the Owner in which that key was assigned without any further notification. I have read and understand the Pool & Spa rules and will take full responsibility for the residents of my household and their guests and understand that all guests must be accompanied by an adult resident while using the pool.
I understand that upon moving from the home that I will surrender the key.

Signed: [signature] **Date:** 8/16/13

Due/Paid: $10.00 **Key Issued by:** [signature]

Key Replacement Check 739

BANA/Nolan-01- 000235

MAN
2-63

Resident Transaction Summary

Mandolin

Batch #: Account Balance: 1,965.38

Resident Account #: 59361 Prior Resident

Name: Dominic J. Nolan

Unit Address: 7510 Perla Del Mar Ave Las Vegas, NV 89179

Resident Transaction Summary

Mandolin

Batch #: Account Balance:

Resident Account #: 62546 Current Resident

Name: 7510 Perla Del Mar Ave Trust

Unit Address: 7510 Perla Del Mar Ave Las Vegas, NV 89179

NAS
NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

February 6, 2013

RECEIVED
FEB 12 2013
LVVCM
L-63

Mandolin
c/o Kelly Rosenfield
Las Vegas Valley Community Management
10501 W. Gowan Rd. Suite 160
Las Vegas, NV 89129

RE: Dominic J Nolan
7510 Perla Del Mar Ave
Acct#: 59361
NAS# N69603

Dear Board of Directors:

Enclosed you will find a client trust account check in the amount of $1,965.38. This represents a payment in full on the above referenced delinquent account through February 1, 2013 for all collectable assessments and/or violations. Also enclosed is a check in the amount of $50.00 for the payment of Management Company fees and costs. From the payment made by the delinquent Homeowner, NAS has deducted $829.87 in costs and $1,717.00 for fees.

Should you have any further questions, please do not hesitate to call me.

Sincerely,

June Gerber
Nevada Association Services, Inc.
Encl.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Nolan, Dominic
7510 Perla Del Mar Ave

Mandolin
Account No.:59361

NAS #N69603

Assessments, Late Fees, Interest, Attorneys Fees & Collection Costs	Qty	**Monthly** Present Rate	**CURRENT** NAS FEES	**TOTAL** NAS COSTS
Dates of Delinquency:		8/1/2011	8/1/2011	8/1/2011
08/01/2011-2/1/2013		2/1/2013	2/1/2013	2/1/2013
Balance Forward		(5.90)	0.00	0.00
Assessment Amount		59.00	0.00	0.00
No. of Periods Delinquent		19	0	0
Total Assessments Due		1121.00	0.00	0.00
Late fee amount		0.00	0.00	0.00
No. of Periods Late Fees Incurred		4	0	0
Total Late Fees Due		980.28	0.00	0.00
Interest Due		0.00	0.00	0.00
HOA Intent to Lien		50.00	0.00	0.00
Management Co. Fee/ Admin Fee		50.00	0.00	0.00
Transfer Fee		0.00	0.00	0.00
Demand Letter		0.00	135.00	0.00
Notice of Delinquent Assessment Lien/Violations Lien		0.00	325.00	0.00
Release of Notice of Delinquent Assessment Lien/Violations Lien		0.00	0.00	0.00
Mailing		0.00	72.00	101.70
Recording Costs		0.00	0.00	105.00
Intent to Notice of Default		0.00	75.00	0.00
Payment Plan Fee		0.00	30.00	0.00
Payment Plan Breach Letters		0.00	25.00	0.00
Escrow Demand Fee		0.00	0.00	0.00
Notice of Default Fees		0.00	400.00	0.00
Title Report		0.00	0.00	0.00
Property Report		0.00	0.00	195.00
Notice of Sale Fee		0.00	250.00	0.00
Posting & Publication Cost		0.00	0.00	0.00
Publication Cost		0.00	0.00	346.67
Posting & Serving Service Cost		0.00	0.00	75.00
Courier		0.00	0.00	0.00
Postponement of Sale		0.00	75.00	0.00
Conduct Foreclosure Sale		0.00	125.00	0.00
Prepare/Record Deed		0.00	85.00	0.00
Property Transfer Tax		0.00	0.00	76.50
Misc: Foreclosure Fee		0.00	150.00	0.00
Subtotals		$2195.38	$1747.00	$899.87

Credit	**Date**	**Type**	**Amount**
Payment Plan Fee Credit	12/17/2012	NAS Fees	(30.00)
			(0.00)
OTHER CREDITS TOTAL			**(30.00)**

Payment Credits	**Amount**
Assessments/Violations	(180.00)
Interest	(0.00)
Late charges	(0.00)
Management Co	(0.00)
NAS Fees	(0.00)
NAS Costs	(70.00)
PAYMENTS TOTAL	**(250.00)**
TOTAL	**4562.25**

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Please mail tax statement and
when recorded mail to:
7510 Perla Del Mar Ave Trust
PO Box 36208
Las Vegas, NV 89133

FORECLOSURE DEED

APN # 176-34-114-031
North American Title #45010-12-36179 NAS # N69603

The undersigned declares:

Nevada Association Services, Inc., herein called agent (for the Mandolin), was the duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded January 4, 2012 as instrument number 0001123 Book 20120104, in Clark County. The previous owner as reflected on said lien is Dominic J Nolan. Nevada Association Services, Inc. as agent for Mandolin does hereby grant and convey, but without warranty expressed or implied to: 7510 Perla Del Mar Ave Trust (herein called grantee), pursuant to NRS 116.31162, 116.31163 and 116.31164, all its right, title and interest in and to that certain property legally described as: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63 Clark County

AGENT STATES THAT:
This conveyance is made pursuant to the powers conferred upon agent by Nevada Revised Statutes, the Mandolin governing documents (CC&R's) and that certain Notice of Delinquent Assessment Lien, described herein. Default occurred as set forth in a Notice of Default and Election to Sell, recorded on 2/27/2012 as instrument # 0002448 Book 20120227 which was recorded in the office of the recorder of said county. Nevada Association Services, Inc. has complied with all requirements of law including, but not limited to, the elapsing of 90 days, mailing of copies of Notice of Delinquent Assessment and Notice of Default and the posting and publication of the Notice of Sale. Said property was sold by said agent, on behalf of Mandolin at public auction on 2/1/2013, at the place indicated on the Notice of Sale. Grantee being the highest bidder at such sale, became the purchaser of said property and paid therefore to said agent the amount bid $14,600.00 in lawful money of the United States, or by satisfaction, pro tanto, of the obligations then secured by the Delinquent Assessment Lien.

Dated: February 2, 2013

Elissa Hollander

By Elissa Hollander, Agent for Association and Employee of Nevada Association Services

STATE OF NEVADA)
COUNTY OF CLARK)

On February 2, 2013, before me, M. Blanchard, personally appeared Elissa Hollander personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same in his/her authorized capacity, and that by signing his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and seal.

(Seal) (Signature)

M. Blanchard

M. BLANCHARD
Notary Public, State of Nevada
Appointment No. 09-11646-1
My Appt. Expires Nov. 5, 2013

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a. 176-34-114-031
   b.
   c.
   d.
2. Type of Property:
   a. ☐ Vacant Land b. ☑ Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   ☐ Other

FOR RECORDERS OPTIONAL USE ONLY
Book_____ Page:_____
Date of Recording:
Notes:

3.a. Total Value/Sales Price of Property $ 14,600.00
b. Deed in Lieu of Foreclosure Only (value of property ( )
c. Transfer Tax Value: $ 14,600.00
d. Real Property Transfer Tax Due $ 76.50

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section
b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Jesse Huanack Capacity: Agent

Signature Capacity:

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Nevada Association Services
Address: 6224 W. Desert Inn Rd.
City: Las Vegas
State: NV Zip: 89146

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: 7510 Perla Del Mar Ave Trust
Address: PO Box 36208
City: Las Vegas
State: NV Zip: 89133

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: Escrow #
Address:
City: State: Zip:

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

NAS
NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

December 13, 2012

MAN
RECEIVED
DEC 21 2012
LVVCM
L-63

Mandolin
c/o Kelly Rosenfield
Las Vegas Valley Community Management
10501 W. Gowan Rd. Suite 160
Las Vegas, NV 89129

RE: Dominic J Nolan
7510 Perla Del Mar Ave
Acct#: 59361
NAS# N69603

Dear Board of Directors:

Enclosed you will find a client trust account check in the amount of $180.00. This represents a partial payment on the above referenced delinquent account. From the payment made by the delinquent Homeowner, NAS has deducted $70.00 in costs and $0.00 for fees.

Should you have any further questions, please do not hesitate to call me.

Sincerely,

June Gerber
Nevada Association Services, Inc.
Encl.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

MAN
RECEIVED
NOV 14 2012
LVVCM
L-63

APN # 176-34-114-031 NAS # N69603
Mandolin

NOTICE OF FORECLOSURE SALE

WARNING! A SALE OF YOUR PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE. YOU MUST ACT BEFORE THE SALE DATE. IF YOU HAVE ANY QUESTIONS, PLEASE CALL NEVADA ASSOCIATION SERVICES, INC. AT (702) 804-8885. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, December 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on 12/14/2012 at 10:00 am at the front entrance to the Nevada Association Services, Inc. 6224 West Desert Inn Road, Las Vegas, Nevada, under the power of sale pursuant to the terms of those certain covenants conditions and restrictions recorded on July 6, 2006 as instrument number 000347 BK 20060706 of official records of Clark County, Nevada Association Services, Inc., as duly appointed agent under that certain Delinquent Assessment Lien, recorded on January 4, 2012 as document number 0001123 Book 20120104 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following commonly known property known as: 7510 Perla Del Mar Ave, Las Vegas, NV 89179. Said property is legally described as: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63, official records of Clark County, Nevada.

The owner(s) of said property as of the date of the recording of said lien is purported to be: Dominic J Nolan

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is $3,954.62. Payment must be in cash or a cashier's check drawn on a state or national bank, check drawn on a state or federal savings and loan association, savings association or savings bank and authorized to do business in the State of Nevada. The Notice of Default and Election to Sell the described property was recorded on 2/27/2012 as instrument number 0002448 Book 20120227 in the official records of Clark County.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

November 12, 2012

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146 (702) 804-8885, (888) 627-5544

When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146

By: Elissa Hollander, Agent for Association and employee of Nevada Association Services, Inc.

MAN
RECEIVED
NOV 16 2012
LVVCM
L-63

APN # 176-34-114-031 NAS # N69603
Mandolin

NOTICE OF FORECLOSURE SALE

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The owner(s) of said property as of the date of the recording of said lien is purported to be: Dominic J Nolan

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November 12, 2012

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146 (702) 804-8885, (888) 627-5544

When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146

By: Elissa Hollander, Agent for Association and employee of Nevada Association Services, Inc.

NAS
NEVADA ASSOCIATION SERVICES, INC.

MAN-03

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

October 9, 2012

Mandolin
c/o Kelly Rosenfield
Las Vegas Valley Community Management
10501 W. Gowan Rd. Suite 160
Las Vegas, NV 89129

RE: 7510 Perla Del Mar Ave / NAS# N69603
Mandolin / Dominic J Nolan
Acct#: 59361

Dear Board Members:

The 3 month (90 day) statutory waiting period on the above referenced account has expired. We are now able to set a foreclosure sale date and publish the foreclosure notice. A copy of the notice of sale will be sent to the home owner(s). Before this process can commence, however, this office requires the following document to be completed and signed by an individual authorized to sign on behalf of the Association. You are encouraged to contact this office with any questions regarding the process. Once returned to this office, the foreclosure sale will be set. The Board of Directors maintains the final authority with respect to the actual foreclosure sale.

Also enclosed you will find a copy of the Trustee's Sale Guarantee. It is recommended you review the report prior to returning the Authorization to Publish Non-Judicial Foreclosure Sale.

If you are ready for NAS to proceed with setting the foreclosure sale, please return the attached with a complete, updated accounting ledger. Feel free to call should you have any questions.

Sincerely,

E. Hollander

Elissa Hollander
Nevada Association Services, Inc.
encl.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

AUTHORIZATION TO PUBLISH NON-JUDICIAL FORECLOSURE SALE

October 9, 2012

NAS #: N69603
Re: 7510 Perla Del Mar Ave / Dominic J Nolan

Publication of the Notice of (foreclosure) Sale can now begin. Please complete this form and return it to this office with an updated accounting ledger attached. This document is VERY important as, amongst other things, it provides information vital to establishing an accurate opening bid amount at the foreclosure sale. By signing this document, you instruct Nevada Association Services to proceed with the posting, publication of the Notice of Sale and the actual foreclosure auction. It is also expressly understood, by signing this instruction, that full payment of all foreclosure fees and costs will be due immediately after the foreclosure sale. The new Deed will not be recorded until all foreclosure fees and costs are paid in full. Should the Association take title to the property, Nevada Association Services is asked to vest title in the property as:

AUTHORIZATION AND DECLARATION OF NON-MILITARY SERVICE

TO THE BEST OF MY KNOWELDGE, THE OWNERS OF THE PROPERTY DESCRIBED IN THE NOTICE OF DEFAULT FILED IN THE MATTER HEREIN ARE NOT IN THE MILITARY SERVICE SO AS TO BE ENTITLED TO THE BENEFITS OF THE SOLDIERS' AND SAILORS' ACT OF 1940 (50 U.S.C. APPEN. SEC. 501 ET SEQ). I DECLARE UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF NEVADA THAT THE FOREGOING IS TRUE AND CORRECT.

Please note:
The Association should disclose anything that may negatively affect the value of the property or which may materially affect the common area. If there is anything that the Board has reason to believe may negatively affect the value, such as, but not limited to, a construction defect or construction defect litigation, please initial below and on a separate piece of paper, disclose any conditions which may exist.

/ By initialing, I declare that there may be something that affects the value of the property or which may materially affect the common area.

You are hereby authorized to proceed with the publication of the Notice Foreclosure Sale. If payment is not received prior to the scheduled auction, you are to proceed with the foreclosure sale.

Christina Hart
Print Name

Christina Hart
Signature Date

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

AKERMAN LLP
1160 TOWN CENTER DRIVE, SUITE 330
LAS VEGAS, NEVADA 89144
TEL.: (702) 634-5000 – FAX: (702) 380-8572

EXHIBIT C

AFFIDAVIT OF CUSTODIAN OF RECORDS

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

Affiant being first duly sworn, deposes and says:

1. That the Affiant is the Custodian of Records for *Nevada Association Services, Inc.* and in such capacity, is the Custodian of Records of the documents produced.

2. That Affiant received a Subpoena *Duces Tecum* in the matter *7510 Perla Del Mar Ave Trust v. Bank of America, N.A., et al.*, Case No. A-13-686277-C calling for the production of records regarding the property commonly referred to as 7510 Perla Del Mar Ave, Las Vegas, NV 89179, particularly legally described as Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63 Clark County.

3. That the Custodian of Records has examined the originals of those records and has made or caused to be made a true and exact copy of them and that the reproduction of them attached hereto is true and complete.

4. That the original of these records supplied are and were maintained and duly relied upon in the normal course and scope of the business.

5. Affiant declares under penalty of perjury that the foregoing is true and correct.

IF NO RECORDS, INITIAL NO. 1 BELOW AND SIGN:

1. _____ I hereby declare under penalty of perjury that a thorough search of our records has been conducted and to the best of my knowledge there are no records for the above referenced property.

SUBSCRIBED AND SWORN to before me

This 19 day of September, ~~2015~~ 2017

Y.K. Erskine Clark County Nevada

Notary Public of and for said County and State

Y. K. ERSKINE
NOTARY PUBLIC 7
STATE OF NEVADA
My Commission Expires: 11-5-2017
Certificate No: 10-1051-1

Susan Moses

Custodian of Records *[Print Name]*

Susan Moses

Custodian of Records *[Signature]*

N 69603

A-13-686277-C

BANA/Nolan-01-000253

Nevada Association Services, Inc

Closed Date: FEBRUARY 6, 2013 N#: 69603

Last Name: NOLAN

First Name: DOMINIC

Property Address: 7510 PERLA DEL MAR AVE

Association: MANDOLIN

Nevada Association Services, Inc

6226 W. Desert Inn Rd., Suite A
Las Vegas, Nevada 89146
Tel: 702.804.8885 / 775.322.8005
Fax: 702.804.8887 / 775.322.8009
www.nas-inc.com

Consent and Authorization

Mandolin (the "Association") hereby appoints Nevada Association Services, Inc. ("NAS"), as the Association's agent for the purpose of collecting delinquent assessments, and/or fines, from Association homeowners. NAS is given full power and authority to act on behalf of and in the name of the Association to do all things in which NAS deems appropriate to effect the collection of the delinquency. This process may include, but is not limited to, sending demand letters, recording of a Notice Delinquent Assessment Lien and if necessary proceeding with a non-judicial foreclosure. NAS is hereby granted the authority to speak directly to the delinquent homeowner(s) on behalf of the Association. If a file is cancelled by the Association, or the Association refuses to allow NAS to continue collection efforts NAS may cancel the file with fees and costs the responsibility of the Association.

NAS is being retained on an as-needed basis and NAS makes no representations or warranties regarding the successful result of its collection efforts. NAS has the option of declining to service the delinquency of any file presented by the Association. NAS may, in its own discretion, terminate the servicing of any Association collection file at any time.

The Association represents to NAS (and NAS is relying on such representation) that in referring any matter to NAS for collection of delinquent assessments, fines or other charges, the Association, has complied with all applicable Federal and State rules and regulations, including, but not limited to applicable provisions of the Nevada Revised Statutes, Covenants Conditions and Restrictions (CC&R's), other Association governing documents and the Federal and State Fair Debt Collection Practices Act, if applicable. The Association also permits NAS to charge collection fees and costs as provided under applicable State and Federal law, and the Association's governing documents.

If NAS, its agents, officers or employees are named party to a lawsuit or other legal proceeding involving the Association and/or a homeowner, the Association agrees to indemnify and hold harmless NAS, its agents, officers or employees from any and all claims, losses, judgment, fees, charges and costs, including attorney's fees, incurred by NAS, its agents, officers or employees with respect to such lawsuit or legal proceeding (including defending a lawsuit). In addition to the indemnification described herein, if NAS, its agents, officers or employees, are named as a party to any lawsuit, the Association, at its own expense, will retain the services of legal counsel, satisfactory to NAS, to represent NAS in such proceeding. The fees and costs for such legal representation will be paid directly by the Association to legal counsel, or as otherwise agreed upon by the Association and NAS. This obligation of indemnification shall survive the termination of this Consent and Acknowledgment without time limitation.

The person signing below is a member of the Board of Directors or lawful agent of the Association with full power to bind the Association to the terms hereof.

Rosie Lee	treasurer	8-4-10
Print Name	Title	Date

Authorized Signature

May 2008(f)

Mandolin

Dominic J. Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

Property Address: 7510 Perla Del Mar Ave
Account #: 59361

Code	Date	Amount	Balance	Check#	Memo
Capital Contribution	12/10/2010	118.00	118.00		Capital Contribution
Payment	12/16/2010	-236.00	-118.00	2096757	From No.Amer Title
HOA Dues	1/1/2011	59.00	-59.00		HOA Dues
HOA Dues	2/1/2011	59.00	0.00		HOA Dues
Payment	2/17/2011	-75.00	-75.00	1006	LasVegasValleyCABLB021711.DAT
HOA Dues	3/1/2011	59.00	-16.00		HOA Dues
HOA Dues	4/1/2011	59.00	43.00		HOA Dues
Late fee	4/16/2011	4.30	47.30		1st Past Due
HOA Dues	5/1/2011	59.00	106.30		HOA Dues
Late fee	5/16/2011	10.20	116.50		2nd Past Due
HOA Dues	6/1/2011	59.00	175.50		HOA Dues
Payment	6/2/2011	-59.00	116.50	1007	LasVegasValleyCABLB060211.DAT
Payment	6/3/2011	-64.90	51.60	1009	LasVegasValleyCABLB060311.DAT
Payment	6/3/2011	-116.50	-64.90	1008	LasVegasValleyCABLB060311.DAT
HOA Dues	7/1/2011	59.00	-5.90		HOA Dues
HOA Dues	8/1/2011	59.00	53.10		HOA Dues
Late fee	8/16/2011	5.31	58.41		1st Past Due
HOA Dues	9/1/2011	59.00	117.41		HOA Dues
Late fee	9/16/2011	11.21	128.62		2nd Past Due
HOA Dues	10/1/2011	59.00	187.62		HOA Dues
Late fee	10/16/2011	17.11	204.73		Intent to Lien
Intent to Lien Fee	10/16/2011	50.00	254.73		Intent to Lien
HOA Dues	11/1/2011	59.00	313.73		HOA Dues
Late fee	11/16/2011	23.01	336.74		Liened

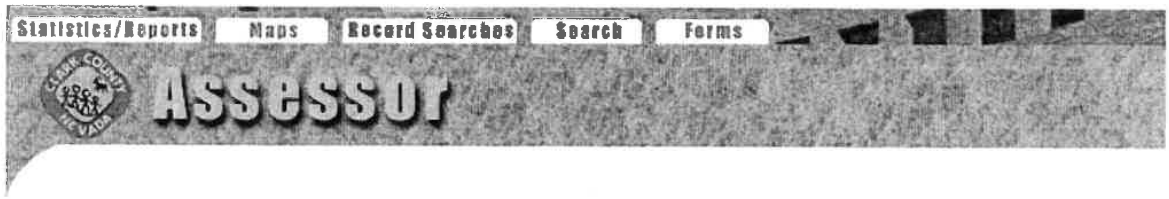
Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance:	336.74
82.01	126.11	70.21	58.41		

Las Vegas Valley Community Management LLC | P.O. Box 750266 | Las Vegas, NV 89136-0266 | (702)655-7064

Make check payable to: Mandolin HOA

11/28/2011

NOV 30 2011



Michele W. Shafe, Assessor

REAL PROPERTY PARCEL RECORD

Click Here for a Print Friendly Version

Assessor Map | Aerial View | Building Sketch | Ownership History | Neighborhood Sales | New Search

GENERAL INFORMATION	
PARCEL NO.	176-34-114-031
OWNER AND MAILING ADDRESS	NOLAN DOMINIC J 7510 PERLA DEL MAR AVE LAS VEGAS NV 89179-2500
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	7510 PERLA DEL MAR AVE ENTERPRISE
ASSESSOR DESCRIPTION	MANDOLIN PHASE 3 AT MOUNTAINS EDGE PLAT BOOK 134 PAGE 21 LOT 63 SEC 34 TWP 22 RNG 60
RECORDED DOCUMENT NO.	* 20101210:02324
RECORDED DATE	12/10/2010
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	635
APPRAISAL YEAR	2011
FISCAL YEAR	11-12
SUPPLEMENTAL IMPROVEMENT VALUE	47448
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2010-11	2011-12
LAND	7000	5250
IMPROVEMENTS *	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0

Inst #: 201012100002324
Fees: $22.00 N/C Fee: $25.00
RPTT: $821.10 Ex: #
12/10/2010 02:05:11 PM
Receipt #: 608447
Requestor:
NORTH AMERICAN TITLE MAIN
Recorded By: OSA Pgs: 10
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN NO: 176-34-114-031
RPTT $821.10
Escrow No.: 45002-10-12984

Recording requested by:
NORTH AMERICAN TITLE COMPANY

When recorded mail along with tax statement to:
Dominic J Nolan
7510 Perla Del Mar Avenue
Las Vegas, Nevada 89179-2500

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

GREYSTONE NEVADA, LLC A DELAWARE LIMITED LIABILITY COMPANY

In consideration of $10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to:

DOMINIC J NOLAN, A SINGLE MAN

All that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for the complete legal description

See Exhibit "B" attached hereto and by reference made a part hereof for the Acceptance by the Grantee

See Exhibit "C" attached hereto and by reference made a part hereof for the Deed Restriction

Subject to:
1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any,

Together with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversions, remainder and remainders, rents, issues of profits thereof.

Dated this 8th day of December, 2010

Nolan, Dominic
7510 Perla Del Mar Ave

Mandolin
Account No.:59361

Assessments, Late Fees, Interest, Attorneys Fees & Collection Costs	**Amount (Monthly)** Present Rate	**NAS #N69603 Amount (CURRENT)** NAS FEES	**Amount (TOTAL)** NAS COSTS
Dates of Delinquency: 08/01/2011-12/30/2011	8/1/2011 12/30/2011	8/1/2011 12/30/2011	8/1/2011 12/30/2011
Balance Forward	(5.90)	0.00	0.00
Assessment Amount	59.00	0.00	0.00
No. of Periods Delinquent	5	0	0
Total Assessments Due	295.00	0.00	0.00
Late fee amount	0.00	0.00	0.00
No. of Periods Late Fees Incurred	1	0	0
Total Late Fees Due	56.64	0.00	0.00
Interest Due	0.00	0.00	0.00
HOA Intent to Lien	50.00	0.00	0.00
Management Co. Fee/ Admin Fee	50.00	0.00	0.00
Transfer Fee	0.00	0.00	0.00
Demand Letter	0.00	135.00	0.00
Notice of Delinquent Assessment Lien/Violations Lien	0.00	0.00	0.00
Release of Notice of Delinquent Assessment Lien/Violations Lien	0.00	0.00	0.00
Mailing	0.00	4.00	4.85
Recording Costs	0.00	0.00	0.00
Intent to Notice of Default	0.00	0.00	0.00
Payment Plan Fee	0.00	0.00	0.00
Payment Plan Breach Letters	0.00	0.00	0.00
Escrow Demand Fee	0.00	0.00	0.00
Notice of Default Fees	0.00	0.00	0.00
Title Report	0.00	0.00	0.00
Notice of Sale Fee	0.00	0.00	0.00
Posting & Publication Cost	0.00	0.00	0.00
Courier	0.00	0.00	0.00
Postponement of Sale	0.00	0.00	0.00
Conduct Foreclosure Sale	0.00	0.00	0.00
Prepare/Record Deed	0.00	0.00	0.00
Property Transfer Tax	0.00	0.00	0.00
Subtotals	$445.74	$139.00	$4.85

Credit	**Date**	
		(0.00)
		(0.00)
		(0.00)
		(0.00)
		(0.00)
		(0.00)
Interest		(0.00)
Late charges		(0.00)
Management Co		(0.00)
		(0.00)
NAS Fees		(0.00)
NAS Costs		(0.00)
HOA TOTAL		**589.59**

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Nevada Association Services, Inc.
6224 W Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

December 8, 2011

Dominic J Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

VIA REGULAR AND
CERTIFIED MAIL

Re: NAS# N69603
7510 Perla Del Mar Ave, Las Vegas, NV 89179
Mandolin

Dear Mr. Nolan:

Nevada Association Services, Inc. (NAS) has been contracted by Mandolin (also called the Association) to collect from you the overdue homeowner's assessments you owe to the Association. As of today's date, records show a balance due on your account of $589.59. Your account balance may periodically increase due to the addition of other charges provided within the Association's governing documents or as otherwise provided by law.

Unless you notify this office within 30 days after receiving this notice that you dispute the validity of the debt, or any portion thereof, this office will assume the debt is valid. If you notify this office in writing within 30 days from receiving this notice that the debt, or any portion thereof, is disputed, this office will: obtain verification of the debt or obtain a copy of a judgment and mail you a copy of such judgment or verification. If you request from this office in writing within 30 days after receiving this notice, this office will provide you with the name and address of the original creditor, if different from the current creditor.

If you have any questions, please contact an account manager at *(702) 804-8885*.

Sincerely,

M. Alexander

Megan Alexander
Nevada Association Services, Inc.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Certified Addresses

Trustees Sale No.: N69603
HOA: Mandolin
Date: 12/8/2011

Address	Recipient	Selected
Dominic J Nolan 7510 Perla Del Mar Ave Las Vegas, NV 89179	Hmnr1	No

NAS
6224 W Dessert Inn Rd
Las Vegas, NV 89146

9171 9000 0718 5000 3428 58

N69603

Dominic J Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

"Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose."

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
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Phone (702) 804-8885
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December 8, 2011

Dominic J Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

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CERTIFIED MAIL

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7510 Perla Del Mar Ave, Las Vegas, NV 89179
Mandolin

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If you have any questions, please contact an account manager at *(702) 804-8885.*

Sincerely,

M. Alexander

Megan Alexander
Nevada Association Services, Inc.

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Demand Letter:

Sent by First Class Mail & Certified Mail with a Return Receipt requested.

The following is the returned, unclaimed or signed for mail for this mailing that we received back.

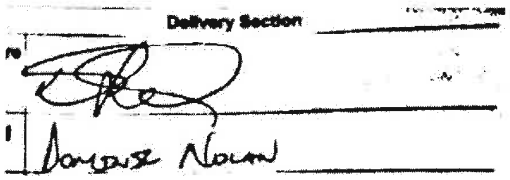
UNITED STATES POSTAL SERVICE.

Date Produced: 12/12/2011

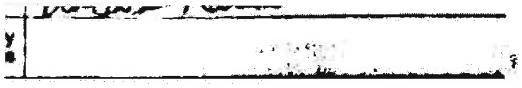
NEVADA ASSOCIATION SERVICES INC

The following is the delivery information for Certified Mail™ item number 7190 0007 1850 0034 2858. Our records indicate that this item was delivered on 12/10/2011 at 12:30 p.m. in LAS VEGAS, NV, 89179. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 4364619 32442592

GENERAL INFORMATION	
PARCEL NO.	176-34-114-031
OWNER AND MAILING ADDRESS	NOLAN DOMINIC J 7510 PERLA DEL MAR AVE LAS VEGAS NV 89179-2500
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	7510 PERLA DEL MAR AVE ENTERPRISE
ASSESSOR DESCRIPTION	MANDOLIN PHASE 3 AT MOUNTAINS EDGE PLAT BOOK 134 PAGE 21 LOT 63 SEC 34 TWP 22 RNG 60
RECORDED DOCUMENT NO.	* 20101210:02324
RECORDED DATE	12/10/2010
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	635
APPRAISAL YEAR	2011
FISCAL YEAR	11-12
SUPPLEMENTAL IMPROVEMENT VALUE	47448
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2011-12	2012-13
LAND	5250	5600
IMPROVEMENTS *	0	44905
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	5250	50505
TAXABLE LAND+IMP (SUBTOTAL)	15000	144300
COMMON ELEMENT ALLOCATION ASSD	339	348
TOTAL ASSESSED VALUE	5589	50853
TOTAL TAXABLE VALUE	15969	145294

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.05 Acres
ORIGINAL CONST. YEAR	2010
LAST SALE PRICE MONTH/YEAR	160580 12/10
LAND USE	1-10 RESIDENTIAL SINGLE FAMILY
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	1548	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	611	STORIES	TWO STORY	POOL	NO
2ND FLOOR SQ. FT.	937	BEDROOMS	3	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	2 FULL 1 HALF	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	424	FIREPLACE	0	ROOF TYPE	CONCRETE TILE

Nolan, Dominic
7510 Perla Del Mar Ave

Mandolin
Account No.:59361

Assessments, Late Fees, Interest, Attorneys Fees & Collection Costs	**Amount (Monthly)** Present Rate	**NAS #N69603 Amount (CURRENT)** NAS FEES	**Amount (TOTAL)** NAS COSTS
Dates of Delinquency: 08/01/2011-12/30/2011	8/1/2011 12/30/2011	8/1/2011 12/30/2011	8/1/2011 12/30/2011
Balance Forward	(5.90)	0.00	0.00
Assessment Amount	59.00	0.00	0.00
No. of Periods Delinquent	5	0	0
Total Assessments Due	295.00	0.00	0.00
Late fee amount	0.00	0.00	0.00
No. of Periods Late Fees Incurred	1	0	0
Total Late Fees Due	56.64	0.00	0.00
Interest Due	0.00	0.00	0.00
HOA Intent to Lien	50.00	0.00	0.00
Management Co. Fee/ Admin Fee	50.00	0.00	0.00
Transfer Fee	0.00	0.00	0.00
Demand Letter	0.00	135.00	0.00
Notice of Delinquent Assessment Lien/Violations Lien	0.00	325.00	0.00
Release of Notice of Delinquent Assessment Lien/Violations Lien	0.00	30.00	0.00
Mailing	0.00	8.00	9.70
Recording Costs	0.00	0.00	34.00
Intent to Notice of Default	0.00	0.00	0.00
Payment Plan Fee	0.00	0.00	0.00
Payment Plan Breach Letters	0.00	0.00	0.00
Escrow Demand Fee	0.00	0.00	0.00
Notice of Default Fees	0.00	0.00	0.00
Title Report	0.00	0.00	0.00
Notice of Sale Fee	0.00	0.00	0.00
Posting & Publication Cost	0.00	0.00	0.00
Courier	0.00	0.00	0.00
Postponement of Sale	0.00	0.00	0.00
Conduct Foreclosure Sale	0.00	0.00	0.00
Prepare/Record Deed	0.00	0.00	0.00
Property Transfer Tax	0.00	0.00	0.00
Subtotals	$445.74	$498.00	$43.70

Credit	**Date**	
		(0.00)
		(0.00)
		(0.00)
		(0.00)
		(0.00)
		(0.00)
Interest		(0.00)
Late charges		(0.00)
Management Co		(0.00)
		(0.00)
NAS Fees		(0.00)
NAS Costs		(0.00)
HOA TOTAL		987.44

Assessments:	$339.10
Interest:	$0.00
Late charges:	$56.64
Management Co:	$50.00
Collection fees:	$498.00
Collection costs:	$43.70
GRAND TOTAL:	$987.44

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

APN # 176-34-114-031
N69603

NOTICE OF DELINQUENT ASSESSMENT LIEN

In accordance with Nevada Revised Statutes and the Association's declaration of Covenants Conditions and Restrictions (CC&Rs), recorded on July 6, 2006, as instrument number 000347 BK 20060706, of the official records of Clark County, Nevada, the Mandolin has a lien on the following legally described property.

The property against which the lien is imposed is commonly referred to as 7510 Perla Del Mar Ave Las Vegas, NV 89179 particularly legally described as: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63 in the County of Clark.

The owner(s) of record as reflected on the public record as of today's date is (are):
Dominic J Nolan

Mailing address(es):
7510 Perla Del Mar Ave Las Vegas, NV 89179

*Total amount due as of today's date is $987.44.

This amount includes late fees, collection fees and interest in the amount of $648.34

* Additional monies will accrue under this claim at the rate of the claimant's regular assessments or special assessments, plus permissible late charges, costs of collection and interest, accruing after the date of the notice.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: December 29, 2011

By Shea Watkins, of Nevada Association Services, Inc., as agent for Mandolin

When Recorded Mail To:
Nevada Association Services
TS # N69603
6224 W. Desert Inn Rd, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885 Toll Free: (888) 627-5544

Inst #: 201201040001123
Fees: $17.00
N/C Fee: $0.00
01/04/2012 09:18:22 AM
Receipt #: 1025708
Requestor:
NORTH AMERICAN TITLE
COMPAN
Recorded By: SOL Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER

Accommodation

APN # 176-34-114-031
N69603

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Nevada Association Services
TS # N69603
6224 W. Desert Inn Rd, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885 Toll Free: (888) 627-5544

NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885
Fax: (702) 804-8887
Toll Free: (888) 627-5544

January 17, 2012

Dominic J Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

VIA REGULAR AND
CERTIFIED MAIL

RE: NAS # N69603
7510 Perla Del Mar Ave, Las Vegas, NV, 89179
Mandolin / Dominic Nolan

Dear Mr. Nolan:

As you were previously advised, Nevada Association Services, Inc. (NAS) has been contracted by Mandolin (the Association) to collect from you the overdue homeowner's assessments you owe the Association. As of the date the lien was prepared, the total amount due, including collection fees and costs is $987.44 (also called the balance due or debt). Since you have decided not to reinstate your account, a Notice of Delinquent Assessment Lien was recorded on your property. A copy of the notice of lien is enclosed. The amount stated above does NOT include assessments, late fees, interest, fines, collection fees and costs, and other applicable charges, that may have come due since the date the lien was recorded. Those additional amounts must be included when you submit your payment. Therefore, you may wish to contact this office to verify the amount due prior to sending your payment.

NAS is required by law to send the Notice of Delinquent Assessment. Important: This Notice does not change the 30 day Fair Debt Collection Practices Act dispute and validation period which commenced when you received NAS' first letter.

Sincerely,

Pearl Agustin

Pearl Agustin
Nevada Association Services, Inc.
encl.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

APN # 176-34-114-031
N69603

Recorded On: **1/4/2012**
Book/Instr: **0001123 Book 20120104**
County: Clark

NOTICE OF DELINQUENT ASSESSMENT LIEN

In accordance with Nevada Revised Statutes and the Association's declaration of Covenants Conditions and Restrictions (CC&Rs), recorded on July 6, 2006, as instrument number 000347 BK 20060706, of the official records of Clark County, Nevada, the Mandolin has a lien on the following legally described property.

The property against which the lien is imposed is commonly referred to as 7510 Perla Del Mar Ave Las Vegas, NV 89179 particularly legally described as: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63 in the County of Clark.

The owner(s) of record as reflected on the public record as of today's date is (are):
Dominic J Nolan

Mailing address(es):
7510 Perla Del Mar Ave Las Vegas, NV 89179

*Total amount due as of today's date is $987.44.

This amount includes late fees, collection fees and interest in the amount of $648.34

* Additional monies will accrue under this claim at the rate of the claimant's regular assessments or special assessments, plus permissible late charges, costs of collection and interest, accruing after the date of the notice.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Dated: December 29, 2011

Shea Watkins

By Shea Watkins, of Nevada Association Services, Inc., as agent for Mandolin

When Recorded Mail To:
Nevada Association Services
TS # N69603
6224 W. Desert Inn Rd, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885 Toll Free: (888) 627-5544

Certified Addresses

Trustees Sale No.: N69603
HOA: Mandolin
Date: 1/17/2012

Address	Recipient	Selected
Dominic J Nolan 7510 Perla Del Mar Ave Las Vegas, NV 89179	Hmnr1	No

NAS
6224 W Dessert Inn Rd
Las Vegas, NV 89146

9171 9000 0718 5000 4024 91

N69603

Dominic J Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

"Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose."

Nevada Association Services
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885
Fax: (702) 804-8887
Toll Free: (888) 627-5544

January 17, 2012

Dominic J Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

VIA REGULAR AND
CERTIFIED MAIL

RE: NAS # N69603
7510 Perla Del Mar Ave, Las Vegas, NV, 89179
Mandolin / Dominic Nolan

Dear Mr. Nolan:

As you were previously advised, Nevada Association Services, Inc. (NAS) has been contracted by Mandolin (the Association) to collect from you the overdue homeowner's assessments you owe the Association. As of the date the lien was prepared, the total amount due, including collection fees and costs is $987.44 (also called the balance due or debt). Since you have decided not to reinstate your account, a Notice of Delinquent Assessment Lien was recorded on your property. A copy of the notice of lien is enclosed. The amount stated above does NOT include assessments, late fees, interest, fines, collection fees and costs, and other applicable charges, that may have come due since the date the lien was recorded. Those additional amounts must be included when you submit your payment. Therefore, you may wish to contact this office to verify the amount due prior to sending your payment.

NAS is required by law to send the Notice of Delinquent Assessment. Important: This Notice does not change the 30 day Fair Debt Collection Practices Act dispute and validation period which commenced when you received NAS' first letter.

Sincerely,

Pearl Agustin

Pearl Agustin
Nevada Association Services, Inc.
encl.

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APN # 176-34-114-031
N69603

Recorded On: **1/4/2012**
Book/Instr: **0001123 Book 20120104**
County: Clark

NOTICE OF DELINQUENT ASSESSMENT LIEN

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Dominic J Nolan

Mailing address(es):
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* Additional monies will accrue under this claim at the rate of the claimant's regular assessments or special assessments, plus permissible late charges, costs of collection and interest, accruing after the date of the notice.

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Dated: December 29, 2011

Shea Watkins

By Shea Watkins, of Nevada Association Services, Inc., as agent for Mandolin

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Nevada Association Services
TS # N69603
6224 W. Desert Inn Rd, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885 Toll Free: (888) 627-5544

Notice of Lien:

Sent by First Class Mail & Certified Mail with a Return Receipt requested.

The following is the returned, unclaimed or signed for mail for this mailing that we received back.

UNITED STATES POSTAL SERVICE.

Date Produced: 01/23/2012

NEVADA ASSOCIATION SERVICES INC

The following is the delivery information for Certified Mail™ item number 7190 0007 1850 0040 2491. Our records indicate that this item was delivered on 01/18/2012 at 01:16 p.m. in LAS VEGAS, NV, 89179. The scanned image of the recipient information is provided below.

Signature of Recipient:

Address of Recipient: 7510 Peola Del Mar Ave.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 4364619 32442592

Mandolin

P.O. Box 750266

Las Vegas, NV 89136-0266

Dominic J. Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

Property Address: 7510 Perla Del Mar Ave
Account #: 59361

Code	Date	Amount	Balance	Check#	Memo
Capital Contribution	12/10/2010	118.00	118.00		Capital Contribution
Payment	12/16/2010	-236.00	-118.00	2096757	From No.Amer.Title
HOA Dues	1/1/2011	59.00	-59.00		HOA Dues
HOA Dues	2/1/2011	59.00	0.00		HOA Dues
Payment	2/17/2011	-75.00	-75.00	1006	LasVegasValleyCABLB021711.DAT
HOA Dues	3/1/2011	59.00	-16.00		HOA Dues
HOA Dues	4/1/2011	59.00	43.00		HOA Dues
Late fee	4/16/2011	4.30	47.30		1st Past Due
HOA Dues	5/1/2011	59.00	106.30		HOA Dues
Late fee	5/16/2011	10.20	116.50		2nd Past Due
HOA Dues	6/1/2011	59.00	175.50		HOA Dues
Payment	6/2/2011	-59.00	116.50	1007	LasVegasValleyCABLB060211.DAT
Payment	6/3/2011	-64.90	51.60	1009	LasVegasValleyCABLB060311.DAT
Payment	6/3/2011	-116.50	-64.90	1008	LasVegasValleyCABLB060311.DAT
HOA Dues	7/1/2011	59.00	-5.90		HOA Dues
HOA Dues	8/1/2011	59.00	53.10		HOA Dues
Late fee	8/16/2011	5.31	58.41		1st Past Due
HOA Dues	9/1/2011	59.00	117.41		HOA Dues
Late fee	9/16/2011	11.21	128.62		2nd Past Due
HOA Dues	10/1/2011	59.00	187.62		HOA Dues
Late fee	10/16/2011	17.11	204.73		Intent to Lien
Intent to Lien Fee	10/16/2011	50.00	254.73		Intent to Lien
HOA Dues	11/1/2011	59.00	313.73		HOA Dues
Late fee	11/16/2011	23.01	336.74		Liened
HOA Dues	12/1/2011	59.00	395.74		HOA Dues
Late fee	12/16/2011	28.91	424.65		Liened
HOA Dues	1/1/2012	59.00	483.65		HOA Dues
Late fee	1/16/2012	34.81	518.46		Liened
HOA Dues	2/1/2012	59.00	577.46		HOA Dues
Late fee	2/16/2012	40.71	618.17		Liened

Mandolin

P.O. Box 750266

Las Vegas, NV 89136-0266

Code		Date	Amount	Balance	Check#	Memo
Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance:	618.17	
99.71	93.81	87.91	336.74			

Nolan, Dominic
7510 Perla Del Mar Ave

Mandolin
Account No.:59361

Assessments, Late Fees, Interest, Attorneys Fees & Collection Costs	Amount (Monthly) Present Rate	NAS #N69603 Amount (CURRENT) NAS FEES	Amount (TOTAL) NAS COSTS
Dates of Delinquency: 08/01/2011-2/23/2012	8/1/2011 2/23/2012	8/1/2011 2/23/2012	8/1/2011 2/23/2012
Balance Forward	(5.90)	0.00	0.00
Assessment Amount	59.00	0.00	0.00
No. of Periods Delinquent	7	0	0
Total Assessments Due	413.00	0.00	0.00
Late fee amount	0.00	0.00	0.00
No. of Periods Late Fees Incurred	2	0	0
Total Late Fees Due	161.07	0.00	0.00
Interest Due	0.00	0.00	0.00
HOA Intent to Lien	50.00	0.00	0.00
Management Co. Fee/ Admin Fee	50.00	0.00	0.00
Transfer Fee	0.00	0.00	0.00
Demand Letter	0.00	135.00	0.00
Notice of Delinquent Assessment Lien/Violations Lien	0.00	325.00	0.00
Release of Notice of Delinquent Assessment Lien/Violations Lien	0.00	30.00	0.00
Mailing	0.00	40.00	55.70
Recording Costs	0.00	0.00	69.00
Intent to Notice of Default	0.00	75.00	0.00
Payment Plan Fee	0.00	0.00	0.00
Payment Plan Breach Letters	0.00	0.00	0.00
Escrow Demand Fee	0.00	0.00	0.00
Notice of Default Fees	0.00	400.00	0.00
Title Report	0.00	0.00	0.00
Property Report	0.00	0.00	195.00
Notice of Sale Fee	0.00	0.00	0.00
Posting & Publication Cost	0.00	0.00	0.00
Courier	0.00	0.00	0.00
Postponement of Sale	0.00	0.00	0.00
Conduct Foreclosure Sale	0.00	0.00	0.00
Prepare/Record Deed	0.00	0.00	0.00
Property Transfer Tax	0.00	0.00	0.00
Subtotals	$668.17	$1005.00	$319.70

Credit	Date	Type	Amount
			(0.00)
OTHER CREDITS			
TOTAL			**0.00**

Payment Credits	Amount
Assessments/Violations	(0.00)
Interest	(0.00)
Late charges	(0.00)
Management Co	(0.00)
NAS Fees	(0.00)
NAS Costs	(0.00)
PAYMENTS TOTAL	**0.00**
TOTAL	**1992.87**

Assessments:	$457.10
Interest:	$0.00
Late charges:	$161.07
Management Co:	$50.00
Collection fees:	$1005.00
Collection costs:	$319.70
GRAND TOTAL:	$1992.87

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2/23/2012

APN # 176-34-114-031
NAS # N69603
North American Title #
Property Address: 7510 Perla Del Mar Ave

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER HOMEOWNERS ASSOCIATION 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 IT MAY BE SOLD WITHOUT ANY COURT ACTION and you may have the legal right to bring your account in good standing by paying all your past due payments 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. The date this document was mailed to you appears on this notice.

This amount is $1,992.87 as of February 23, 2012 and will increase until your account becomes current.

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 on the loan, pay taxes on the property, provide insurance on the property or pay other obligations as required by your note and deed of trust or mortgage, or as required under your Covenants Conditions and Restrictions, Mandolin (the Association) may insist that you do so in order to reinstate your account in good standing. In addition, the Association may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes and hazard insurance premiums.

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 your 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: Nevada Association Services, Inc. on behalf of Mandolin, 6224 W. Desert Inn Road, Suite A, Las Vegas, NV 89146. The phone number is (702) 804-8885 or toll free at (888) 627-5544.

If you have any questions, you should contact a lawyer or the Association which maintains the right of assessment on your property.

NAS # N69603

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 NEVADA ASSOCIATION SERVICES, INC.

is the duly appointed agent under the previously mentioned Notice of Delinquent Assessment Lien, with the owner(s) as reflected on said lien being Dominic J Nolan, dated December 29, 2011, and recorded on 1/4/2012 as instrument number 0001123 Book 20120104 in the official records of Clark County, Nevada, executed by Mandolin, hereby declares that a breach of the obligation for which the Covenants Conditions and Restrictions, recorded on July 6, 2006, as instrument number 000347 BK 20060706, as security has occurred in that the payments have not been made of homeowner's assessments due from 8/1/2011 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.

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.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Nevada Associations Services, Inc., whose address is 6224 W. Desert Inn Road, Suite A, Las Vegas, NV 89146 is authorized by the association to enforce the lien by sale.

Legal_Description: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63 in the County of Clark

Dated: February 23, 2012

Autumn Fesel

By: Autumn Fesel, of Nevada Association Services, Inc.
on behalf of Mandolin

When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
(702) 804-8885
(888) 627-5544

NORTH AMERICAN TITLE COMPANY

Like Clockwork

TEN DAY LETTER FOR HOMEOWNERS

CLIENT REF: N69603

NOD RECORDED: 02/27/2012 IN BOOK 20120227 AS DOC. NO.: 0002448

COMPANY REF. 45010-12-36179

OWNER:

DOMINIC J. NOLAN
7510 PERLA DEL MAR AVE.
LAS VEGAS, NV 89179-2500

10 DAY MAILING

MANDOLIN HOMEOWNERS ASSOCIATION
10501 W. GOWAN ROAD, STE. 160
LAS VEGAS, NV 89129

KBA MORTGAGE, LLC
27001 AGOURA ROAD, STE. 200
CALABASAS HILLS, CA 91301
MIN 1001337-0003726029-9

MERS
P.O. BOX 2026
FLINT, MI 48501-2026
MIN 1001337-0003726029-9

BANK OF AMERICA, N.A.
451 7TH ST. SW #B-133
WASHINGTON, DC 20410
MIN 1001337-0003726029-9

REPUBLIC SERVICES
P.O. BOX 98508
LAS VEGAS, NV 89193-8508
ACCT. #620-10836

MOUNTAINS EDGE
MASTER ASSOCIATION
C/O SILVER STATE TRUSTEE SERVICES, LLC
1424 SOUTH JONES BLVD.
LAS VEGAS, NV 89146-1231
#103816

PROPERTY ADDRESS:
7510 PERLA DEL MAR AVE.
LAS VEGAS, NV 89179-2500

THE TOTAL LIABILITY OF THE COMPANY UNDER SAID GUARANTEE AND UNDER THIS LETTER THERETO SHALL NOT EXCEED, IN THE AGGREGATE, THE AMOUNT STATED IN SAID GUARANTEE.

THIS LETTER IS MADE A PART OF SAID GUARANTEE AND IS SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE OTHER PROVISIONS OF THE CONDITIONS AND STIUPLATIONS THEREIN.

SINCERELY,

JOYCE SALOMONE

8485 W. Sunset, Ste. 111
Las Vegas, Nevada 89113
Phone: (702) 726-8024
Fax (702) 823-0413
Email: Jsalomone@nat.com

Inst #: 20120227000244B
Fees: $18.00
N/C Fee: $0.00
02/27/2012 02:41:00 PM
Receipt #: 1078602
Requestor:
NORTH AMERICAN TITLE SUNSET
Recorded By: LEX Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN # 176-34-114-031
NAS # N69603
North American Title # 36179
Property Address: 7510 Perla Del Mar Ave

Accommodation

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER HOMEOWNERS ASSOCIATION LIEN

IMPORTANT NOTICE

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This amount is $1,992.87 as of February 23, 2012 and will increase until your account becomes current.

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 on the loan, pay taxes on the property, provide insurance on the property or pay other obligations as required by your note and deed of trust or mortgage, or as required under your Covenants Conditions and Restrictions, Mandolin (the Association) may insist that you do so in order to reinstate your account in good standing. In addition, the Association may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes and hazard insurance premiums.

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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: Nevada Association Services, Inc. on behalf of Mandolin, 6224 W. Desert Inn Road, Suite A, Las Vegas, NV 89146. The phone number is (702) 804-8885 or toll free at (888) 627-5544.

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NAS # N69603

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is the duly appointed agent under the previously mentioned Notice of Delinquent Assessment Lien, with the owner(s) as reflected on said lien being Dominic J Nolan, dated December 29, 2011, and recorded on 1/4/2012 as instrument number 0001123 Book 20120104 in the official records of Clark County, Nevada, executed by Mandolin, hereby declares that a breach of the obligation for which the Covenants Conditions and Restrictions, recorded on July 6, 2006, as instrument number 000347 BK 20060706, as security has occurred in that the payments have not been made of homeowner's assessments due from 8/1/2011 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.

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.

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Dated: February 23, 2012

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By: Autumn Fesel, of Nevada Association Services, Inc.
on behalf of Mandolin

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6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
(702) 804-8885
(888) 627-5544

APN # 176-34-114-031
NAS # N69603
North American Title # 45010-12-36179
Property Address: 7510 Perla Del Mar Ave

DOCUMENT RECORDED ON	2/27/2012	
DOCUMENT #	0002448 Book 20120227	
	Clark	COUNTY
DATE MAILED	3/7/2012	

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER HOMEOWNERS ASSOCIATION LIEN

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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.

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Nevada Associations Services, Inc., whose address is 6224 W. Desert Inn Road, Suite A, Las Vegas, NV 89146 is authorized by the association to enforce the lien by sale.

Legal_Description: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63 in the County of Clark

Dated: February 23, 2012

By: Autumn Fesel, of Nevada Association Services, Inc.
on behalf of Mandolin

When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
(702) 804-8885
(888) 627-5544

Certified Addresses

Trustees Sale No.: N69603
HOA: Mandolin
Date: 3/7/2012

Address	Recipient	Selected
BANK OF AMERICA, N.A. MIN 1001337-0003726029-9 451 7TH ST. SW #B-133 WASHINGTON, DC 20410	Hmnr1	No
Dominic J Nolan 7510 Perla Del Mar Ave Las Vegas, NV 89179	Hmnr1	No
DOMINIC J. NOLAN 7510 PERLA DEL MAR AVE. LAS VEGAS, NV 89179-2500	Hmnr1	No
KBA MORTGAGE, LLC MIN 1001337-0003726029-9 27001 AGOURA ROAD, STE. 200 CALABASAS HILLS, CA 91301	Hmnr1	No
MANDOLIN HOMEOWNERS ASSOCIATION 10501 W. GOWAN ROAD, STE. 160 LAS VEGAS, NV 89129	Hmnr1	No
MERS MIN 1001337-0003726029-9 P.O. BOX 2026 FLINT, MI 48501-2026	Hmnr1	No
MOUNTAINS EDGE MASTER ASSOCIATION C/O SILVER STATE TRUSTEE SERVICES, LLC #103816 1424 SOUTH JONES BLVD. LAS VEGAS, NV 89146-1231	Hmnr1	No
REPUBLIC SERVICES ACCT. #620-10836 P.O. BOX 98508 LAS VEGAS, NV 89193-8508	Hmnr1	No

NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146

9171 9000 0718 5000 4764 92

N69603
MANDOLIN HOMEOWNERS ASSOCIATION
10501 W. GOWAN ROAD, STE. 160
LAS VEGAS, NV 89129

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APN # 176-34-114-031
NAS # N69603
North American Title # 45010-12-36179
Property Address: 7510 Perla Del Mar Ave

DOCUMENT RECORDED ON	2/27/2012	
DOCUMENT #	0002448 Book 20120227	
	Clark	**COUNTY**
DATE MAILED	3/7/2012	

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER HOMEOWNERS ASSOCIATION 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!

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NAS # N69603

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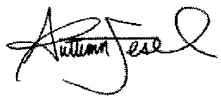
Legal_Description: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63 in the County of Clark

Dated: February 23, 2012



By: Autumn Fesel of Nevada Association Services, Inc.
on behalf of Mandolin

When Recorded Mail To:
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Las Vegas, NV 89146
(702) 804-8885
(888) 627-5544

NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146

9171 9000 0718 5000 4765 08

N69603

MOUNTAINS EDGE
MASTER ASSOCIATION
C/O SILVER STATE TRUSTEE SERVICES, LLC #103816
LAS VEGAS, NV 89146-1231 ,C

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APN # 176-34-114-031
NAS # N69603
North American Title # 45010-12-36179
Property Address: 7510 Perla Del Mar Ave

DOCUMENT RECORDED ON	2/27/2012	
DOCUMENT #	0002448 Book 20120227	
	Clark	**COUNTY**
DATE MAILED	3/7/2012	

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER HOMEOWNERS ASSOCIATION LIEN

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NAS # N69603

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Legal_Description: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63 in the County of Clark

Dated: February 23, 2012

By: Autumn Fesel of Nevada Association Services, Inc.
on behalf of Mandolin

When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
(702) 804-8885
(888) 627-5544

NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146

9171 9000 0718 5000 4765 15

N69603

REPUBLIC SERVICES
ACCT. #620-10836
P.O. BOX 98508
LAS VEGAS, NV 89193-8508

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APN # 176-34-114-031
NAS # N69603
North American Title # 45010-12-36179
Property Address: 7510 Perla Del Mar Ave

DOCUMENT RECORDED ON	2/27/2012
DOCUMENT #	0002448 Book 20120227
Clark	**COUNTY**
DATE MAILED	3/7/2012

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NAS # N69603

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By: Autumn Fesel of Nevada Association Services, Inc.
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Las Vegas, NV 89146
(702) 804-8885
(888) 627-5544

NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146

9171 9000 0718 5000 4765 22

N69603

BANK OF AMERICA, N.A.
MIN 1001337-0003726029-9
451 7TH ST. SW #B-133
WASHINGTON, DC 20410

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APN # 176-34-114-031
NAS # N69603
North American Title # 45010-12-36179
Property Address: 7510 Perla Del Mar Ave

DOCUMENT RECORDED ON	2/27/2012	
DOCUMENT #	0002448 Book 20120227	
	Clark	**COUNTY**
DATE MAILED	3/7/2012	

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Las Vegas, NV 89146
(702) 804-8885
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NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146

9171 9000 0718 5000 4765 39

N69603

MERS
MIN 1001337-0003726029-9
P.O. BOX 2026
FLINT, MI 48501-2026

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APN # 176-34-114-031
NAS # N69603
North American Title # 45010-12-36179
Property Address: 7510 Perla Del Mar Ave

DOCUMENT RECORDED ON	2/27/2012	
DOCUMENT #	0002448 Book 20120227	
	Clark	**COUNTY**
DATE MAILED	3/7/2012	

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NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146

9171 9000 0718 5000 4765 46

N69603

KBA MORTGAGE, LLC
MIN 1001337-0003726029-9
27001 AGOURA ROAD, STE. 200
CALABASAS HILLS, CA 91301

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APN # 176-34-114-031
NAS # N69603
North American Title # 45010-12-36179
Property Address: 7510 Perla Del Mar Ave

DOCUMENT RECORDED ON	2/27/2012
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Clark	COUNTY
DATE MAILED	3/7/2012

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IMPORTANT NOTICE

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IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION and you may have the legal right to bring your account in good standing by paying all your past due payments 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. The date this document was mailed to you appears on this notice.

This amount is $1,992.87 as of February 23, 2012 and will increase until your account becomes current.

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 on the loan, pay taxes on the property, provide insurance on the property or pay other obligations as required by your note and deed of trust or mortgage, or as required under your Covenants Conditions and Restrictions, Mandolin (the Association) may insist that you do so in order to reinstate your account in good standing. In addition, the Association may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes and hazard insurance premiums.

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 your 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: Nevada Association Services, Inc. on behalf of Mandolin, 6224 W. Desert Inn Road, Suite A, Las Vegas, NV 89146. The phone number is (702) 804-8885 or toll free at (888) 627-5544.

If you have any questions, you should contact a lawyer or the Association which maintains the right of assessment on your property.

NAS # N69603

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 NEVADA ASSOCIATION SERVICES, INC.

is the duly appointed agent under the previously mentioned Notice of Delinquent Assessment Lien, with the owner(s) as reflected on said lien being Dominic J Nolan, dated December 29, 2011, and recorded on 1/4/2012 as instrument number 0001123 Book 20120104 in the official records of Clark County, Nevada, executed by Mandolin, hereby declares that a breach of the obligation for which the Covenants Conditions and Restrictions, recorded on July 6, 2006, as instrument number 000347 BK 20060706, as security has occurred in that the payments have not been made of homeowner's assessments due from 8/1/2011 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.

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.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Nevada Associations Services, Inc., whose address is 6224 W. Desert Inn Road, Suite A, Las Vegas, NV 89146 is authorized by the association to enforce the lien by sale.

Legal_Description: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63 in the County of Clark

Dated: February 23, 2012

By: Autumn Fesel of Nevada Association Services, Inc.
on behalf of Mandolin

When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
(702) 804-8885
(888) 627-5544

NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146

9171 9000 0718 5000 4764 85

N69603

DOMINIC J. NOLAN
7510 PERLA DEL MAR AVE.
LAS VEGAS, NV 89179-2500

"Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose."

APN # 176-34-114-031
NAS # N69603
North American Title # 45010-12-36179
Property Address: 7510 Perla Del Mar Ave

DOCUMENT RECORDED ON	2/27/2012	
DOCUMENT #	0002448 Book 20120227	
	Clark	**COUNTY**
DATE MAILED	3/7/2012	

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER HOMEOWNERS ASSOCIATION 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 IT MAY BE SOLD WITHOUT ANY COURT ACTION and you may have the legal right to bring your account in good standing by paying all your past due payments 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. The date this document was mailed to you appears on this notice.

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NAS # N69603

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Legal_Description: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63 in the County of Clark

Dated: February 23, 2012

By: Autumn Fesel of Nevada Association Services, Inc.
on behalf of Mandolin

When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
(702) 804-8885
(888) 627-5544

NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146

9171 9000 0718 5000 4772 84

N69603

Dominic J Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

"Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose."

APN # 176-34-114-031
NAS # N69603
North American Title # 45010-12-36179
Property Address: 7510 Perla Del Mar Ave

DOCUMENT RECORDED ON	2/27/2012	
DOCUMENT #	0002448 Book 20120227	
	Clark	**COUNTY**
DATE MAILED	3/7/2012	

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NAS # N69603

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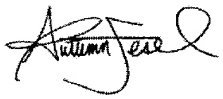
Dated: February 23, 2012



By: Autumn Fesel of Nevada Association Services, Inc.
on behalf of Mandolin

When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
(702) 804-8885
(888) 627-5544

Notice of Default:

Sent by First Class Mail & Certified Mail with a Return Receipt requested.

The following is the returned, unclaimed or signed for mail for this mailing that we received back.

UNITED STATES POSTAL SERVICE.

Date Produced: 03/12/2012

NEVADA ASSOCIATION SERVICES INC

The following is the delivery information for Certified Mail™ item number 7190 0007 1850 0047 6492. Our records indicate that this item was delivered on 03/08/2012 at 12:10 p.m. in LAS VEGAS, NV, 89129. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
RECEIVED
MAR 0 8 2012
LVVCM

Address of Recipient:

LVVCM

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 4364619 32442592

UNITED STATES POSTAL SERVICE.

Date Produced: 03/12/2012

NEVADA ASSOCIATION SERVICES INC

The following is the delivery information for Certified Mail™ item number 7190 0007 1850 0047 6508. Our records indicate that this item was delivered on 03/08/2012 at 10:41 a.m. in LAS VEGAS, NV, 89146. The scanned image of the recipient information is provided below.

Signature of Recipient:

Address of Recipient:

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 4364619 32442592

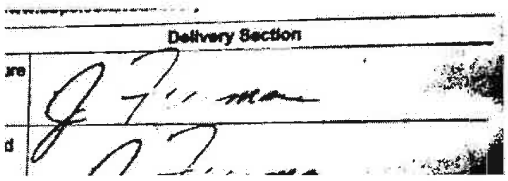
UNITED STATES POSTAL SERVICE.

Date Produced: 03/12/2012

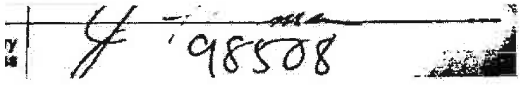
NEVADA ASSOCIATION SERVICES INC

The following is the delivery information for Certified Mail™ item number 7190 0007 1850 0047 6515. Our records indicate that this item was delivered on 03/08/2012 at 08:31 a.m. in LAS VEGAS, NV, 89193. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 4364619 32442592

UNITED STATES POSTAL SERVICE.

Date Produced: 03/12/2012

NEVADA ASSOCIATION SERVICES INC

The following is the delivery information for Certified Mail™ item number 7190 0007 1850 0047 6539. Our records indicate that this item was delivered on 03/09/2012 at 05:12 p.m. in FLINT, MI, 48502. The scanned image of the recipient information is provided below.

Signature of Recipient: X Linda Wilson

Address of Recipient:

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 4364619 32442592

UNITED STATES POSTAL SERVICE

Date Produced: 03/12/2012

NEVADA ASSOCIATION SERVICES INC

The following is the delivery information for Certified Mail™ item number 7190 0007 1850 0047 6546. Our records indicate that this item was delivered on 03/09/2012 at 11:06 a.m. in AGOURA HILLS, CA, 91301. The scanned image of the recipient information is provided below.

Signature of Recipient:

Address of Recipient: 27001 Agoura Rd 200

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 4364619 32442592

CERTIFIED MAIL™

NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146

9171 9000 0718 5000 4772 84

UNITED STATES POSTAGE
02 1M $ 04.52⁴
0004293086 MAR 07 2012
MAILED FROM ZIP CODE 89146

RECEIVED
APR 04 2012
NEVADA ASSOC. SRV

342LN

N69603

Dominic J Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

NIXIE 891 DE 1 00 04/02/12
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 89146661224 *0294-04689-02-39

78 BRDFN 89146661224

69603

CERTIFIED MAIL

NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146

9171 9000 0718 5000 4764 85

UNITED STATES POSTAGE
02 1M $ 04.52⁴
0004293086 MAR 07 2012
MAILED FROM ZIP CODE 89146

RECEIVED
APR 04 2012
NEVADA ASSOC. SRV

342LN

3-14

N69603

DOMINIC J. NOLAN
7510 PERLA DEL MAR AVE.
LAS VEGAS, NV 89179-2500

NIXIE 891 DE 1 00 04/02/12
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 89146661224 *0294-04690-02-39

78 BRDFN 89146661224

BANA/Nolan-01-000320

SA339

69605

NAS

6224 W. Desert Inn Rd., Las Vegas, Nevada 89146

Return Service Requested

PRESORTED FIRST CLASS

UNITED STATES POSTAGE

PITNEY BOWES

02 1M $ 00.42[4]

0004293086 MAR 07 2012

MAILED FROM ZIP CODE 89146

RECEIVED

MAR 08 2012

NEVADA ASSOC. SRV

MOUNTAINS EDGE
MASTER ASSOCIATION
C/O SILVER STATE TRUSTEE SERVICES, LLC
#103816
LAS VEGAS, NV 89146-1231

5 BROFN11 89146

BANA/Nolan-01-000321

SA340

From: atp@nas-inc.com
To: Cindy@yourcommunitymanager.com
Subject: Authorization to Publish - 7510 Perla Del Mar Ave / Mandolin / 59361 (2nd request)
Attachments: N69603_AuthToPublish.pdf StatusReport_N69603.pdf N69603.pdf
Sent: 8/7/2012 8:03:49 PM

Message: Hello,

At least ninety days has elapsed since NAS recorded a notice of default and election to sell against the above referenced property. Since the statutory waiting period has expired, we can now schedule an HOA sale. If signed, we will be in communication with you prior to the sale date to discuss how you would like us to proceed. Please review the authorization to publish form and attached title report. As always, please contact our office should you have any questions.

Sincerely,
Elissa Hollander
Nevada Association Services, Inc.
6224 W. Desert Inn Rd.
Las Vegas, NV 89146
702-804-8885 Office
702-804-8887 Fax

PERSONAL AND CONFIDENTIAL: Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose. This message originates from Nevada Association Services, Inc. This message and any file(s) or attachment(s) transmitted with it are confidential, intended only for the named recipient, and may contain information that is a trade secret, proprietary, or is otherwise protected against unauthorized use or disclosure. Any disclosure, distribution, copying, or use of this information by anyone other than the intended recipient, regardless of address or routing, is strictly prohibited. Personal messages express only the view of the sender and are not attributable to Nevada Association Services, Inc.

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

August 7, 2012

Mandolin
c/o Kelly Rosenfield
Las Vegas Valley Community Management
10501 W. Gowan Rd. Suite 160
Las Vegas, NV 89129

RE: 7510 Perla Del Mar Ave / NAS# N69603
Mandolin / Dominic J Nolan
Acct#: 59361

Dear Board Members:

The 3 month (90 day) statutory waiting period on the above referenced account has expired. We are now able to set a foreclosure sale date and publish the foreclosure notice. A copy of the notice of sale will be sent to the home owner(s). Before this process can commence, however, this office requires the following document to be completed and signed by an individual authorized to sign on behalf of the Association. You are encouraged to contact this office with any questions regarding the process. Once returned to this office, the foreclosure sale will be set. The Board of Directors maintains the final authority with respect to the actual foreclosure sale.

Also enclosed you will find a copy of the Trustee's Sale Guarantee. It is recommended you review the report prior to returning the Authorization to Publish Non-Judicial Foreclosure Sale.

If you are ready for NAS to proceed with setting the foreclosure sale, please return the attached with a complete, updated accounting ledger. Feel free to call should you have any questions.

Sincerely,

E. Hollander

Elissa Hollander
Nevada Association Services, Inc.
encl.

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AUTHORIZATION TO PUBLISH NON-JUDICIAL FORECLOSURE SALE

August 7, 2012

NAS #: N69603
Re: 7510 Perla Del Mar Ave / Dominic J Nolan

Publication of the Notice of (foreclosure) Sale can now begin. Please complete this form and return it to this office with an updated accounting ledger attached. This document is VERY important as, amongst other things, it provides information vital to establishing an accurate opening bid amount at the foreclosure sale. By signing this document, you instruct Nevada Association Services to proceed with the posting, publication of the Notice of Sale and the actual foreclosure auction. It is also expressly understood, by signing this instruction, that full payment of all foreclosure fees and costs will be due immediately after the foreclosure sale. The new Deed will not be recorded until all foreclosure fees and costs are paid in full. Should the Association take title to the property, Nevada Association Services is asked to vest title in the property as:

_____

AUTHORIZATION AND DECLARATION OF NON-MILITARY SERVICE

TO THE BEST OF MY KNOWELDGE, THE OWNERS OF THE PROPERTY DESCRIBED IN THE NOTICE OF DEFAULT FILED IN THE MATTER HEREIN ARE NOT IN THE MILITARY SERVICE SO AS TO BE ENTITLED TO THE BENEFITS OF THE SOLDIERS' AND SAILORS' ACT OF 1940 (50 U.S.C. APPEN. SEC. 501 ET SEQ). I DECLARE UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF NEVADA THAT THE FOREGOING IS TRUE AND CORRECT.

Please note:
The Association should disclose anything that may negatively affect the value of the property or which may materially affect the common area. If there is anything that the Board has reason to believe may negatively affect the value, such as, but not limited to, a construction defect or construction defect litigation, please initial below and on a separate piece of paper, disclose any conditions which may exist.

_____ By initialing, I declare that there may be something that affects the value of the property or which may materially affect the common area.

You are hereby authorized to proceed with the publication of the Notice Foreclosure Sale. If payment is not received prior to the scheduled auction, you are to proceed with the foreclosure sale.

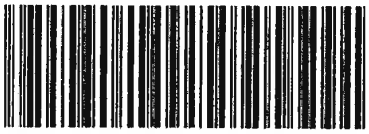
_____ Print Name

_____ Signature Date

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

Silver State Trustee Services, LLC
1424S. Jones Blvd.

Las Vegas, NV 89146-1231



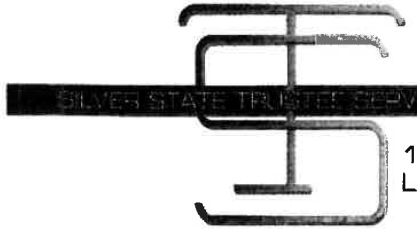
7196 9006 9296 1585 7224
RETURN RECEIPT (ELECTRONIC)

Total Postage: $4.55

Mandolin
"c/o Nevada Association Services, Inc."
"6224 W. Desert Inn Rd., Ste A"
TS#: N69603
Las Vegas, NV 89146

Batch ID:

Reference: MEMA-NOD-TS#103816



SILVER STATE TRUSTEE SERVICES, LLC

1424 S. Jones Blvd
Las Vegas, NV 89146-1231

69603
G
10-9
WHP

Inst #: 201208140001300
Fees: $18.00
N/C Fee: $0.00
08/14/2012 09:19:44 AM
Receipt #: 1270840
Requestor:
NORTH AMERICAN TITLE COMPAN
Recorded By: ADF Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

When recorded return to:
Silver State Trustee Services, LLC
1424 S. Jones Boulevard
Las Vegas, NV 89146-1231

(2)

APN# 176-34-114-031
TS# 103816

Accommodation

37789

NOTICE OF DEFAULT ELECTION TO SELL UNDER NOTICE OF DELINQUENT ASSESSMENT

NOTICE IS HEREBY GIVEN, that **Mountains Edge Master Association** is the lien holder and beneficiary under a Notice of Delinquent Assessment executed by Silver State Trustee Services, LLC., agent for **Mountains Edge Master Association,** recorded 2/2/2012, Book No. 20120202, as Instrument No. 0001210 of the official records in the Office of Recorder of Clark County Nevada, describing the land therein as:

> Lot **63** Block **--**; **Mandolin Phase 3 at Mountains Edge**
> as shown by map on file in Plat Book **134**, Page **21**
> in the records of the County Recorder of Clark County,
> Nevada, and more commonly known as:
> 7510 Perla Del Mar Avenue, Las Vegas, NV 89179-2500

to secure certain financial obligations of **Nolan, Dominic J.;** reputed owner(s) of the property. Said financial obligations total **$2,183.50** as of **8/8/2012**, including the amount of the original lien of $718.50, plus accruing assessments, interest, costs and fees of the agent since that time. ***WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE!*** The beneficial interest under such Assessment Lien and the obligations secured thereby are presently held by the undersigned: that a breach of, and default in, the obligations for which such assessment Lien is security, has occurred in that payment has not been made in the above-reverenced amounts: that by reason thereof, present beneficiary under such Assessment Lien has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the property to be sold to satisfy secured thereby.
Pursuant to Nevada Revised Statutes 116.31116, a sale will be held if this obligation is not completely satisfied and paid within ninety (90) days from the recording date of the Notice, on real property described hereinabove.

RECEIVED
AUG 2 0 2012
NEVADA ASSOC SRI

SILVER STATE TRUSTEE SERVICES, LLC
1424 S. JONES BOULEVARD
LAS VEGAS, NV 89146-1231
PHONE: (702) 221-8848

As Agent for **Mountains Edge Master Association**

Marques Sirmons
Dated the 9TH day of August 2012.

State of Nevada)
County of Clark)

Marques Sirmons, being first duly sworn, deposes and says: That I am the authorized representative of **Mountains Edge Master Association** in the above entitled action: that I have read the foregoing Notice of Default And Election to Sell and know the contents thereof, and that the same is true of my own knowledge, except as to those matters therein stated on information and belief, and as to those matters, I believe them to be true.

Marques Sirmons

On the 9TH day of August 2012, personally appeared before me a notary public, Marques Sirmons, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the above instrument.

M Washington
Notary Public

M. D. Washington
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11/3/2015
Certificate No: 12-6646-1

SILVER STATE TRUSTEE SERVICES LLC

August 17, 2012

Mandolin
c/o Nevada Association Services, Inc.
6224 W. Desert Inn Rd., Ste A
TS#: N69603
Las Vegas, NV 89146

Regarding property located at: 7510 Perla Del Mar Avenue
Las Vegas, NV 89179-2500

Within: **Mountains Edge Master Association**

Dear Homeowner or Vestee;

The above referenced property is in foreclosure because of failure to pay monthly homeowner association assessments. The property may be sold without any court action. This is to advise that you have a legal right to bring the account current by paying all of the past due assessments plus permitted costs and expenses, including interest and late fees within the time permitted by law for reinstatement of the account. Ninety (90) days from the recorded date of this Notice of Default and Election to Sell a sale date may be set to sell your property at public auction.

To bring the account current and stop the pending foreclosure, contact us immediately at:

1424 S. Jones Blvd.
Las Vegas, NV 89146-1231
702-221-8848

Sincerely,

Marques D. Sirmons,
Trustee Officer

Silver State Trustee Services, LLC is a debt collector attempting to collect a debt, and any information that is obtained will be used for that purpose.

1424 S. Jones Blvd • Las Vegas, NV 89146-1231 • 702-221-8848 • Fax 702-221-8849 • www.sstslic.com

SILVER STATE TRUSTEE SERVICES LLC

NOTICE REQUIRED BY THE FAIR DEBT COLLECTION PRACTICES ACT

TO: Homeowner

REGARDING: Notice required By the Fair Debt Collection Practices Act 15 U.S.C. Section 1601, as amended.

1. The creditor is set forth in the enclosed notice and it is the creditor to whom the debt is owed
2. The homeowner may dispute the validity of this notice/delinquency within thirty (30) days. If the homeowner does not dispute the delinquency within thirty (30) days, then the creditor will assume the same is valid.
3. If the homeowner notifies Silver State Trustee Services, LLC. within thirty (30) days from receipt of this notice Silver State Trustee Services LLC will obtain verification of the delinquency from the homeowners' association and a copy of the verification will be forwarded to the homeowner.
4. If the named creditor is not the original creditor, and if the homeowner makes a written request within thirty (30) day of receipt of this notice, the name and address of the original creditor will be forwarded to the homeowner by Silver State Trustee Services LLC.
5. Written requests pursuant to this notice should be addressed to the address stated at the bottom of this notice.
6. This communication is for the purpose of collecting a debt, and any information obtained from the homeowner will be used for that purpose. This notice is required by the provisions of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who has discharged the debt under the Bankruptcy laws of the United States.

Silver State Trustee Services, LLC is a debt collector attempting to collect a debt, and any information that is obtained will be used for that purpose.

1424 S. Jones Blvd • Las Vegas, NV 89146-1231 • 702-221-8848 • Fax 702-221-8849 • www.sstsllc.com

From: atp@nas-inc.com
To: Cindy@yourcommunitymanager.com
Subject: Authorization to Publish - 7510 Perla Del Mar Ave / Mandolin / 59361 (3rd request)
Attachments: N69603_AuthToPublish.pdf StatusReport_N69603.pdf N69603.pdf
Sent: 10/9/2012 8:09:39 PM

Message: Hello,

At least ninety days has elapsed since NAS recorded a notice of default and election to sell against the above referenced property. Since the statutory waiting period has expired, we can now schedule an HOA sale. If signed, we will be in communication with you prior to the sale date to discuss how you would like us to proceed. Please review the authorization to publish form and attached title report. As always, please contact our office should you have any questions.

Sincerely,
Elissa Hollander
Nevada Association Services, Inc.
6224 W. Desert Inn Rd.
Las Vegas, NV 89146
702-804-8885 Office
702-804-8887 Fax

PERSONAL AND CONFIDENTIAL: Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose. This message originates from Nevada Association Services, Inc. This message and any file(s) or attachment(s) transmitted with it are confidential, intended only for the named recipient, and may contain information that is a trade secret, proprietary, or is otherwise protected against unauthorized use or disclosure. Any disclosure, distribution, copying, or use of this information by anyone other than the intended recipient, regardless of address or routing, is strictly prohibited. Personal messages express only the view of the sender and are not attributable to Nevada Association Services, Inc.

NAS
NEVADA ASSOCIATION SERVICES, INC.

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone (702) 804-8885
Fax (702) 804-8887
Toll Free (888) 627-5544

October 9, 2012

Mandolin
c/o Kelly Rosenfield
Las Vegas Valley Community Management
10501 W. Gowan Rd. Suite 160
Las Vegas, NV 89129

RE: 7510 Perla Del Mar Ave / NAS# N69603
Mandolin / Dominic J Nolan
Acct#: 59361

Dear Board Members:

The 3 month (90 day) statutory waiting period on the above referenced account has expired. We are now able to set a foreclosure sale date and publish the foreclosure notice. A copy of the notice of sale will be sent to the home owner(s). Before this process can commence, however, this office requires the following document to be completed and signed by an individual authorized to sign on behalf of the Association. You are encouraged to contact this office with any questions regarding the process. Once returned to this office, the foreclosure sale will be set. The Board of Directors maintains the final authority with respect to the actual foreclosure sale.

Also enclosed you will find a copy of the Trustee's Sale Guarantee. It is recommended you review the report prior to returning the Authorization to Publish Non-Judicial Foreclosure Sale.

If you are ready for NAS to proceed with setting the foreclosure sale, please return the attached with a complete, updated accounting ledger. Feel free to call should you have any questions.

Sincerely,

E. Hollander

Elissa Hollander
Nevada Association Services, Inc.
encl.

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

AUTHORIZATION TO PUBLISH NON-JUDICIAL FORECLOSURE SALE

October 9, 2012

NAS #: N69603
Re: 7510 Perla Del Mar Ave / Dominic J Nolan

Publication of the Notice of (foreclosure) Sale can now begin. Please complete this form and return it to this office with an updated accounting ledger attached. This document is VERY important as, amongst other things, it provides information vital to establishing an accurate opening bid amount at the foreclosure sale. By signing this document, you instruct Nevada Association Services to proceed with the posting, publication of the Notice of Sale and the actual foreclosure auction. It is also expressly understood, by signing this instruction, that full payment of all foreclosure fees and costs will be due immediately after the foreclosure sale. The new Deed will not be recorded until all foreclosure fees and costs are paid in full. Should the Association take title to the property, Nevada Association Services is asked to vest title in the property as:

_____

AUTHORIZATION AND DECLARATION OF NON-MILITARY SERVICE

TO THE BEST OF MY KNOWELDGE, THE OWNERS OF THE PROPERTY DESCRIBED IN THE NOTICE OF DEFAULT FILED IN THE MATTER HEREIN ARE NOT IN THE MILITARY SERVICE SO AS TO BE ENTITLED TO THE BENEFITS OF THE SOLDIERS' AND SAILORS' ACT OF 1940 (50 U.S.C. APPEN. SEC. 501 ET SEQ). I DECLARE UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF NEVADA THAT THE FOREGOING IS TRUE AND CORRECT.

Please note:
The Association should disclose anything that may negatively affect the value of the property or which may materially affect the common area. If there is anything that the Board has reason to believe may negatively affect the value, such as, but not limited to, a construction defect or construction defect litigation, please initial below and on a separate piece of paper, disclose any conditions which may exist.

_____ By initialing, I declare that there may be something that affects the value of the property or which may materially affect the common area.

You are hereby authorized to proceed with the publication of the Notice Foreclosure Sale. If payment is not received prior to the scheduled auction, you are to proceed with the foreclosure sale.

_____
Print Name

_____
Signature Date

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

AUTHORIZATION TO PUBLISH NON-JUDICIAL FORECLOSURE SALE

October 9, 2012

NAS #: N69603 IG

Re: 7510 Perla Del Mar Ave / Dominic J Nolan

12/11 WWP

Publication of the Notice of (foreclosure) Sale can now begin. Please complete this form and return it to this office with an updated accounting ledger attached. This document is VERY important as, amongst other things, it provides information vital to establishing an accurate opening bid amount at the foreclosure sale. By signing this document, you instruct Nevada Association Services to proceed with the posting, publication of the Notice of Sale and the actual foreclosure auction. It is also expressly understood, by signing this instruction, that full payment of all foreclosure fees and costs will be due immediately after the foreclosure sale. The new Deed will not be recorded until all foreclosure fees and costs are paid in full. Should the Association take title to the property, Nevada Association Services is asked to vest title in the property as:

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/ By initialing, I declare that there may be something that affects the value of the property or which may materially affect the common area.

You are hereby authorized to proceed with the publication of the Notice Foreclosure Sale. If payment is not received prior to the scheduled auction, you are to proceed with the foreclosure sale.

Christina Hart
Print Name

Christina Hart
Signature Date

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

NORTH AMERICAN TITLE COMPANY
8485 W. Sunset Road, Suite 111
Las Vegas, NV 89113
(702)726-8000

FORECLOSURE REPORT

Issued for the sole use and benefit of:
NEVADA ASSOCIATION SERVICES, INC.

Fee:
$195.00

Order No.:
45010-12-36179G1

Customer Ref.:
N69603

The Subject Property in the County of Clark, in the State of NV is described in Exhibit "A" attached hereto and made a part hereof, and is commonly known as:
7510 Perla Del Mar Avenue, Las Vegas, NV 89179-2500

Our search of the property and/or general indices as contained in the Title Plant in use by the issuing office affecting the Subject Property and limited to

__X__ **ENCUMBRANCES (MORTGAGES, DEEDS OF TRUST AND OR AGREEMENTS FOR SALE) SPECIFICALLY NAMING THE SUBJECT PROPERTY AND NOT RELEASED OF RECORD**

__X__ **LIENS, JUDGMENTS AND/OR BANKRUPTCIES FOUND IN THE GENERAL INDEX**

__X__ **PROPERTY TAXES**

has disclosed those matters shown in Exhibit "B", attached hereto and made a part hereof, without representation as to priority.

Title purported owner of record is:

DOMINNIC J. NOLAN, a single man

Search made through 02/22/2012.

NORTH AMERICAN TITLE COMPANY

By: TERRY PARKS/IU

NORTH AMERICAN TITLE COMPANY LIMITS ANY AND ALL LIABILITY FOR PROVIDING THE WITHIN INFORMATION TO THE ABOVE ADDRESSEES TO NO LIABILITY. IT IS FURTHER UNDERSTOOD THAT THE REPORT HEREIN IS NOT A COMMITMENT TO INSURE OR A COMMITMENT TO ISSUE A POLICY; NO INSURANCE, GUARANTEE OR OTHER ASSURANCE IS INTENDED OR AFFORDED HEREBY.

North American Title Company reserves the right to charge additional fees in unusual circumstances. Title insurance, if required and applicable, may be requested at the published rate for the type and amount required.

S8AZOTP.1474 Rev. 3/29/2012

Order No.: 45010-12-36179G1
Customer Ref.: N69603

EXHIBIT "A"

PARCEL ONE (1):

LOT SIXTY-THREE (63) OF MANDOLIN PHASE 3 AT MOUNTAIN'S EDGE (A PLANNED UNIT DEVELOPMENT AND COMMON INTEREST COMMUNITY) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 134 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL TWO (2):

NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS PROVIDED FOR AND SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN "MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR MOUNTAINS EDGE," RECORDED APRIL 14, 2003 IN BOOK 20030414 AS DOCUMENT NO. 02089, OF OFFICIAL RECORDS.

PARCEL THREE (3):

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND UTILITY PURPOSES AS SET FORTH IN THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MANDOLIN," RECORDED JULY 6, 2006, IN BOOK 20060706 AS DOCUMENT NO. 02647, OF OFFICIAL RECORDS.

EXHIBIT B

(All recording data refers to records in the office of the County Recorder in the County in which the land is situated.)

1. Any supplemental taxes, which may become a lien on the subject property by reason of increased valuations due to land use or improvement, NRS 361-260, or otherwise.

2. Water rights, claims or title to water, whether or not shown by the public records.

3. Mineral rights, reservations, easements and exclusions as contained in the Patent conveying said land.

4. Covenants, Conditions, Restrictions, Association Lien Rights, Reservations and Easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, but deleting any Covenant, Condition or Restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such Covenants, Conditions or Restrictions violate Title 42, Section 3604(c), of the United States Codes.

5. NOTE: The latest tax bill from the Clark County Treasurer purports the situs address of said property to be: 7510 Perla Del Mar Avenue, Las Vegas, NV 89179-2500 and the parcel number to be: 176-34-114-031.

6. Any bankruptcy proceedings that is not disclosed by a filing where a transfer of such real property may be recorded to perfect such transfer pursuant to 11USC Section 549 (C) of the Bankruptcy Reform Act of 1978 as amended.

7. State and county taxes for the fiscal period of 2011 to 2012, lien now due and payable in the total amount of $163.91

   APN: 176-34-114-031

   First installment of $40.97 has been paid.

   Second installment of $40.98 has been paid.

   Third installment of $40.98 has been paid.

   Fourth installment of $40.98 unpaid and due first Monday in March.

8. Special assessments for:

   Improvement District No.: 7571
   Original Assessment: $3,835.70
   Assessment Principal Balance: $2,975.20
   Installment(s) Due On: 6/1/ & 12/1

9. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:

   Amount: $164,032.00
   Dated: December 9, 2010
   Trustor: DOMINIC J. NOLAN, a single man
   Trustee: NORTH AMERICAN TITLE COMPANY
   Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
   Lender: KBA MORTGAGE, LLC
   Recorded: December 10, 2010
   Book No: 20121210
   Document No. 0002325

   Loan No: 00023324334312010
   MIN 1001337-0003726029-9

EXHIBIT B
(Continued)

An Assignment of the Beneficial Interest under said Deed of Trust names:

Assignee: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP
Recorded: 01/06/12
Book No.: 20120106
Document No.: 0000225

10. A Claim of Lien by Republic Services of Southern Nevada against GREYSTONE NEVADA LLC, amount claimed $124.58, recorded 11/30/11 in Book 20111130 as Document No. 0000442 of official records.

11. Notice of Assessment

By: MANDOLIN
Amount Claimed: $987.44
Recorded: 01/04/12
Book: 20120104
Document No.: 0001123

A Notice of Default of an Assessment Lien recorded pursuant to the Declaration of Covenants, Conditions and Restrictions in:

Exception No.: 11
Executed by: MANDOLIN BY NEVADA ASSOCIATION SEVICES, INC.
Recorded: 02/27/12
Book No. 20120227
Document No. 0002448

12. Notice of Assessment

By: MOUNTAINS EDGE MASTER ASSOCIATION
Amount Claimed: $718.50
Recorded: 02/02/12
Book: 20120202
Document No.: 0001210

END OF EXHIBIT B

Order No.: 45010-12-36179G1

EXHIBIT C

INFORMATION FOR TRUSTEE

1. **Trustee must observe the requirements of Section 107.080 of the Nevada Revised Statutes as to the notices to be sent to the trustors, or to their successors in interest. Names and address of trustors or their successor in interest are:**
   DOMINIC J. NOLAN
   7510 PERLA DEL MAR AVE.
   LAS VEGAS, NV 89179-2500

2. **The names and addresses of persons who have recorded requests, as provided by Section 107.090 of the Nevada Revised Statutes, for a copy of notice of default and for a copy of notice of sale are:**
   NONE

3. **The names of persons and addresses disclosed by the records examined, other than those to whom notice is required by Section 107.090 of the Nevada Revised Statutes to be directed, who might be interested in receiving a copy of notice of sale are:**
   MANDOLIN HOMEOWNERS ASSOCIATION
   10501 W. GOWAN ROAD, STE. 160
   LAS VEGAS, NV 89129

   KBA MORTGAGE, LLC
   27001 AGOURA ROAD, STE. 200
   CALABASAS HILLS, CA 91301
   MIN 1001337-0003726029-9

   MERS
   P.O. BOX 2026
   FLINT, MI 48501-2026
   MIN 1001337-0003726029-9

   BANK OF AMERICA, N.A.
   451 7TH ST. SW #B-133
   WASHINGTON, DC 20410
   MIN 1001337-0003726029-9

   REPUBLIC SERVICES
   P.O. BOX 98508
   LAS VEGAS, NV 89193-8508
   ACCT. #620-10836

   MOUNTAINS EDGE
   MASTER ASSOCIATION
   C/O SILVER STATE TRUSTEE SERVICES, LLC
   1424 SOUTH JONES BLVD.
   LAS VEGAS, NV 89146-1231
   #103816

4. **City in which said land is located: LAS VEGAS**
   If not City, Judicial District in which said land is located: 8th District

EXHIBIT C Cont.

5. **Legal Publication may be made in:**
   CLARK COUNTY LEGAL NEWS, published once a week on Friday, THE LAS VEGAS REVIEW JOURNAL, published daily, and NEVADA LEGAL NEWS, published five days per week.

6. **Attention is called to Soldier's and Sailor's Civil Relief Act of 1940 and amendments thereto which contain inhibitions against the sale of land under a deed of trust if the owner is entitled to the benefits of said Act.**

7. **Attention is called to the Federal Tax Lien Act of 1966 which, among other things, provides for the giving of written notice of sale in a specified manner to the Secretary of Treasury or of a Federal Tax Lien in a non-judicial forfeiture, and establishes with respect to such lien a right in the United States to Redeem the property within a period of 120 days from the date of any such forfeiture.**

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM THAT ORIGINAL

0 100 200 400 600 800

MAP LEGEND

PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE

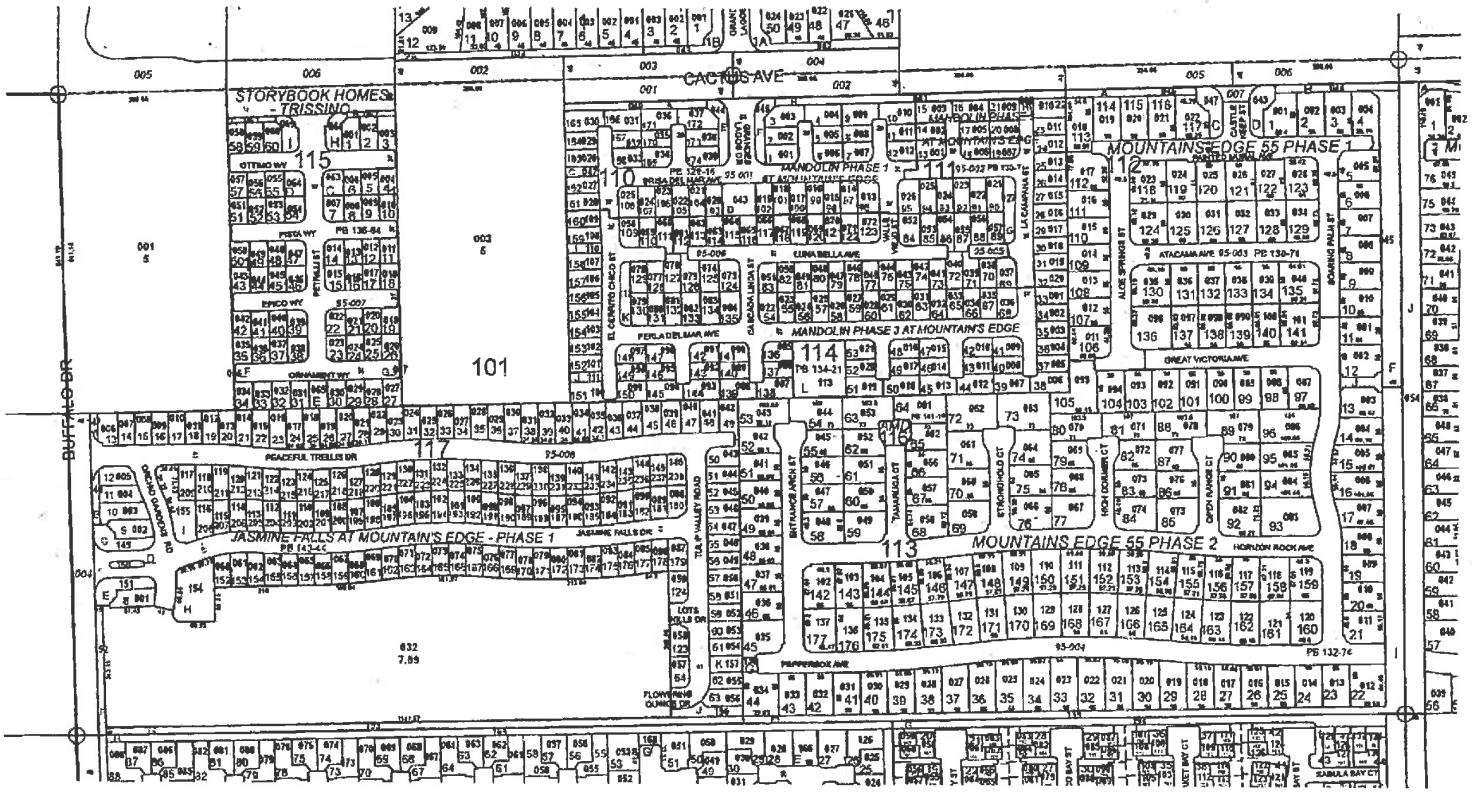
CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GLS GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

BOOK T22S R60E | SEC. 34 | MAP N 2 NW 4 | 176-34-1

Scale: 1" = 200' | Rev: 06/29/2011



TAX DIST 635

SA360

BANA/Nolan-01-000341

NORTH AMERICAN TITLE COMPANY
Like Clockwork®

FINAL INVOICE

REFER INQUIRIES TO:

PREPARED BY
Accounting
PHONE NO.
(702)458-9333

North American Title Company
3200 E. Camelback Road, Suite 150
Phoenix, AZ. 85018
(702)458-9333

County	Branch	Customer Phone No.	Escrow Order No.	Date	Customer Ref.
450	45010	(702)804-8885	45010-12-36179G1	02/28/12	N69603

ADDRESS: NEVADA ASSOCIATION SERVICES, INC.
6224 W. DESERT INN ROAD, SUITE A
LAS VEGAS, NV 89146
ATTN: DAVID STONE

PROPERTY ADDRESS:
7510 Perla Del Mar Avenue
Las Vegas, NV 89179-2500

TITLE INSURANCE FEES	AMOUNT DUE
Foreclosure Report	195.00
Recording Fees	18.00
Invoice Total Amount Due $	213.00

CLARK

PLEASE REMIT TO THE ABOVE ADDRESS
(Please include a copy of this invoice with your payment. Thank you.)

S40NVTI.5740 Rev. 7/8/2011

PRIORITY POSTING AND PUBLISHING
17501 Irvine Street, Suite 1
Tustin, CA 92780
Phone: (714) 573-7777 Fax: (714) 573-7755

TRUSTEE'S INSTRUCTION MEMO

T.S. No: N69603
Priority No:

We request the following services as checked:

1. [X] YES [ ] NO Publishing the enclosed Notice of Sale in the:
Nevada Legal News, on
11/21/12
11/30/12
12/07/12
Sale Date: 12/14/12

2. [X] YES [ ] NO Post / Serve as required

3. [ ] YES [X] NO Conduct the Sale on our behalf

Send correspondence to:

Name: **Nevada Association Services, Inc.**
Address: 6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885
Fax: (702) 804-8887
Toll Free: (888) 627-5544
Contact: **Debbie Kluska**

Elissa Hollander

From: Elissa Hollander
Sent: Tuesday, November 13, 2012 8:52 AM
To: Silvia De La Mora
Subject: New Orders
Attachments: SKMBT_42112111308530.pdf

Enclosed please find my orders for the following:

N70554
N70131
N70965
N70726
N70873
N43088
N69603
N37036
N70215

Please confirm receipt.

Thank you.

Elissa Hollander
Nevada Association Services, Inc.
6224 W. Desert Inn Rd., Ste. A
Las Vegas, NV 89146
www.nas-inc.com
702-804-8885 Office
702-804-8887 Fax

PERSONAL AND CONFIDENTIAL: Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose. This message originates from Nevada Association Services, Inc. This message and any file(s) or attachment(s) transmitted with it are confidential, intended only for the named recipient, and may contain information that is a trade secret, proprietary, or is otherwise protected against unauthorized use or disclosure. Any disclosure, distribution, copying, or use of this information by anyone other than the intended recipient, regardless of address or routing, is strictly prohibited. Personal messages express only the view of the sender and are not attributable to Nevada Association Services, Inc.

GENERAL INFORMATION	
PARCEL NO.	176-34-114-031
OWNER AND MAILING ADDRESS	NOLAN DOMINIC J 7510 PERLA DEL MAR AVE LAS VEGAS NV 89179-2500
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	7510 PERLA DEL MAR AVE ENTERPRISE
ASSESSOR DESCRIPTION	MANDOLIN PHASE 3 AT MOUNTAINS EDGE PLAT BOOK 134 PAGE 21 LOT 63 SEC 34 TWP 22 RNG 60
RECORDED DOCUMENT NO.	* 20101210:02324
RECORDED DATE	12/10/2010
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	635
APPRAISAL YEAR	2012
FISCAL YEAR	12-13
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2011-12	2012-13
LAND	5250	5600
IMPROVEMENTS	0	44905
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	5250	50505
TAXABLE LAND+IMP (SUBTOTAL)	15000	144300
COMMON ELEMENT ALLOCATION ASSD	339	348
TOTAL ASSESSED VALUE	5589	50853
TOTAL TAXABLE VALUE	15969	145294

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.05 Acres
ORIGINAL CONST. YEAR	2010
LAST SALE PRICE MONTH/YEAR	160580 12/10
LAND USE	1-10 RESIDENTIAL SINGLE FAMILY

11/12/2012

DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	1548	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	611	STORIES	TWO STORY	POOL	NO
2ND FLOOR SQ. FT.	937	BEDROOMS	3	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	2 FULL 1 HALF	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	424	FIREPLACE	0	ROOF TYPE	CONCRETE TILE
CASITA SQ. FT.*	0				

*Note: Casita square footage not included in Total Living square footage.

Order No.: 45010-12-36179G1
Customer Ref.: N69603

ENDORSEMENT

Attached to Policy No.

Issued By

REPORT ONLY

The Company here assures the Assured that, subsequent to the date of the Guarantee issued under the above number, no matters are shown by the public records which would affect the assurances in said Guarantee other than the following:

A "NOTICE OF CLAIM OF LIEN" RECORDED AUGUST 21, 2012 IN BOOK 20120821 AS DOC/INST. NO.: 0002010 OF OFFICIAL RECORDS.

MAIL TO:

REPUBLIC SERVICES
P.O. BOX 98508
LAS VEGAS, NV 89193-8508
ACCT. # 620-10836

A "NOTICE OF DEFAULT" ON ITEM # 12 OF FCL REPORT RECORDED AUGUST 14, 2012 IN BOOK 20120814 AS DOC/INST. NO.: 0001300 OF OFFICIAL RECORDS.

The following matters are shown by the public records which will not affect the assurance in said Guarantee:

NONE

The total liability of the Company under said Guarantee and under this Endorsement thereto shall not exceed, in the aggregate, the amount stated in said Guarantee.

This Endorsement is made a part of said Guarantee and is subject to the exclusions from coverage, the limits of liability and the other provisions of the Conditions and Stipulations therein, except as modified by the provisions hereof.

Effective Date: October 30, 2012

By: Terry Parks Lee
Authorized Signature

NO Tax Lien
NO Constrc Def
10 Cert
8 Cert
=18x4
=72

Endorsement LTAA 15
(Trustee's Sale Guarantee - Bringdown)
S8AZOTE.1447 Rev. 1/20/03

Inst #: 201208210002010
Fees: $17.00
N/C Fee: $0.00
08/21/2012 11:50:18 AM
Receipt #: 1279087
Requestor:
REPUBLIC SERVICES
Recorded By: GARCIAC Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER

NOTICE OF CLAIM OF LIEN
FOR SOLID WASTE SERVICE

PARCEL# 176-34-114-031
Account # 620-10836

NOTICE IS HEREBY GIVEN that:
Republic Silver State Disposal, Inc.,
DBA Republic Services hereby claims a lien pursuant to:
NEVADA REVISED STATUTES
CHAPTER 444.520

in the amount of $167.92 , on and against the real property
of: NOLAN DOMINIC J

said property being legally described as follows:
MANDOLIN PHASE 3 AT MOUNTAINS
EDGE
PLAT BOOK 134 PAGE 21
LOT 63
and commonly known as: 7510 PERLA DEL MAR AVE, LAS VEGAS NV 89179
Clark County, Las Vegas, Nevada 89179-2500
The lien claimed against the interest of: NOLAN DOMINIC J as owner of the above-described property is for solid waste collection, charges, fees and penalties charged by:
REPUBLIC SERVICES

as contractor of CLARK COUNTY for the period from 1/01/2012 to 9/30/2012

That the record owner of the property was given written notice of deliquency at his last address shown by the records of the County Assessor and that after the expiration of fifteen (15) days of said notice, the said record owner has failed and neglected to pay the amount of the charges, fees and penalties due as aforesaid.

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

CAROLYN PAIGE, being first duly sworn according to law, deposes and says: That she is the Representative of the Lien claimant herein; and that she has read the above and foregoing Notice of Claim of Lien and knows the contents thereof, and that the statement and averments of facts therein contained are true and of her own knowledge and belief, except as to those statements made upon information and belief, and as to those she believes them to be true.

SUBSCRIBED and SWORN to before me this 16th day of August, 2012

Notary Public

By: Paige
Carolyn Paige
Representative of the Lien Claimant
Republic Silver State Disposal, Inc., DBA Republic Services

PAT RAHR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-09-2013
Certificate No: 05-98767-1

WHEN RECORDED, RETURN TO:
REPUBLIC SERVICES
P.O. BOX 98508
LAS VEGAS, NEVADA 89193-8508

Description: Clark,NV Document-Year.Date.DocID 2012.821.2010 Page: 1 of 1
Order: dave Comment:

Inst #: 201208140001300
Fees: $18.00
N/C Fee: $0.00
08/14/2012 09:19:44 AM
Receipt #: 1270840
Requestor:
NORTH AMERICAN TITLE COMPAN
Recorded By: ADF Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

When recorded return to:
Silver State Trustee Services, LLC
1424 S. Jones Boulevard
Las Vegas, NV 89146-1231

(2)

APN# 176-34-114-031
TS# 103816

Accommodation

37789

NOTICE OF DEFAULT ELECTION TO SELL UNDER NOTICE OF DELINQUENT ASSESSMENT

NOTICE IS HEREBY GIVEN, that **Mountains Edge Master Association** is the lien holder and beneficiary under a Notice of Delinquent Assessment executed by Silver State Trustee Services, LLC., agent for **Mountains Edge Master Association,** recorded 2/2/2012, Book No. 20120202, as Instrument No. 0001210 of the official records in the Office of Recorder of Clark County Nevada, describing the land therein as:

> Lot **63** Block --; **Mandolin Phase 3 at Mountains Edge**
> as shown by map on file in Plat Book **134**, Page **21**
> in the records of the County Recorder of Clark County,
> Nevada, and more commonly known as:
> 7510 Perla Del Mar Avenue, Las Vegas, NV 89179-2500

to secure certain financial obligations of **Nolan, Dominic J.;** reputed owner(s) of the property. Said financial obligations total **$2,183.50** as of **8/8/2012**, including the amount of the original lien of $718.50, plus accruing assessments, interest, costs and fees of the agent since that time. ***WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE!*** The beneficial interest under such Assessment Lien and the obligations secured thereby are presently held by the undersigned: that a breach of, and default in, the obligations for which such assessment Lien is security, has occurred in that payment has not been made in the above-reverenced amounts: that by reason thereof, present beneficiary under such Assessment Lien has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the property to be sold to satisfy secured thereby.
Pursuant to Nevada Revised Statutes 116.31116, a sale will be held if this obligation is not completely satisfied and paid within ninety (90) days from the recording date of the Notice, on real property described hereinabove.

SILVER STATE TRUSTEE SERVICES, LLC
1424 S. JONES BOULEVARD
LAS VEGAS, NV 89146-1231
PHONE: (702) 221-8848

As Agent for **Mountains Edge Master Association**

Marques Sirmons
Dated the 9TH day of August 2012.

State of Nevada)
County of Clark)

Marques Sirmons, being first duly sworn, deposes and says: That I am the authorized representative of **Mountains Edge Master Association** in the above entitled action: that I have read the foregoing Notice of Default And Election to Sell and know the contents thereof, and that the same is true of my own knowledge, except as to those matters therein stated on information and belief, and as to those matters, I believe them to be true.

Marques Sirmons

On the 9TH day of August 2012, personally appeared before me a notary public, Marques Sirmons, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the above instrument.

M. Washington
Notary Public

M. D. Washington
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11/3/2015
Certificate No: 12-6646-1

Description: Clark,NV Document-Year.Date.DocID 2012.814.1300 Page: 2 of 2
Order: dave Comment:

Mandolin

Dominic J. Nolan
7510 Perla Del Mar Ave
Las Vegas, NV 89179

Property Address: 7510 Perla Del Mar Ave
Account #: 59361

Code	Date	Amount	Balance	Check#	Memo
Capital Contribution	12/10/2010	118.00	118.00		Capital Contribution
Payment	12/16/2010	-236.00	-118.00	2096757	From No.Amer Title
HOA Dues	1/1/2011	59.00	-59.00		HOA Dues
HOA Dues	2/1/2011	59.00	0.00		HOA Dues
Payment	2/17/2011	-75.00	-75.00	1006	LasVegasValleyCABLB021711.DAT
HOA Dues	3/1/2011	59.00	-16.00		HOA Dues
HOA Dues	4/1/2011	59.00	43.00		HOA Dues
Late fee	4/16/2011	4.30	47.30		1st Past Due
HOA Dues	5/1/2011	59.00	106.30		HOA Dues
Late fee	5/16/2011	10.20	116.50		2nd Past Due
HOA Dues	6/1/2011	59.00	175.50		HOA Dues
Payment	6/2/2011	-59.00	116.50	1007	LasVegasValleyCABLB060211.DAT
Payment	6/3/2011	-64.90	51.60	1009	LasVegasValleyCABLB060311.DAT
Payment	6/3/2011	-116.50	-64.90	1008	LasVegasValleyCABLB060311.DAT
HOA Dues	7/1/2011	59.00	-5.90		HOA Dues
HOA Dues	8/1/2011	59.00	53.10		HOA Dues
Late fee	8/16/2011	~~5.31~~	58.41		1st Past Due
HOA Dues	9/1/2011	59.00	117.41		HOA Dues
Late fee	9/16/2011	~~11.21~~	128.62		2nd Past Due
HOA Dues	10/1/2011	59.00	187.62		HOA Dues
Late fee	10/16/2011	~~17.11~~	204.73		Intent to Lien
Intent to Lien Fee	10/16/2011	~~50.00~~	254.73		Intent to Lien
HOA Dues	11/1/2011	59.00	313.73		HOA Dues
Late fee	11/16/2011	~~23.01~~	336.74		Liened
HOA Dues	12/1/2011	59.00	395.74		HOA Dues
Late fee	12/16/2011	~~28.91~~	424.65		Liened
HOA Dues	1/1/2012	59.00	483.65		HOA Dues
Late fee	1/16/2012	~~34.81~~	518.46		Liened
HOA Dues	2/1/2012	59.00	577.46		HOA Dues
Late fee	2/16/2012	~~40.71~~	618.17		Liened
HOA Dues	3/1/2012	59.00	677.17		HOA Dues
Late fee	3/16/2012	~~46.61~~	723.78		Liened

Las Vegas Valley Community Management LLC | P.O. Box 750266 | Las Vegas, NV 89136-0266 | (702)655-7064

Make check payable and send to: Mandolin HOA
P.O. Box 66573
, Phoenix, AZ 85082-6573

11/7/2012

HOA Dues	4/1/2012	59.00	782.78	HOA Dues
Late fee	4/16/2012	~~52.51~~	835.29	Liened
HOA Dues	5/1/2012	59.00	894.29	HOA Dues
Late fee	5/16/2012	~~58.41~~	952.70	Liened
HOA Dues	6/1/2012	59.00	1,011.70	HOA Dues
Late fee	6/16/2012	~~64.31~~	1,076.01	Liened
HOA Dues	7/1/2012	59.00	1,135.01	HOA Dues
Late fee	7/16/2012	~~70.21~~	1,205.22	Liened
HOA Dues	8/1/2012	59.00	1,264.22	HOA Dues
Late fee	8/16/2012	~~76.11~~	1,340.33	Liened
HOA Dues	9/1/2012	59.00	1,399.33	HOA Dues
Late fee	9/16/2012	~~82.01~~	1,481.34	Liened
HOA Dues	10/1/2012	59.00	1,540.34	HOA Dues
Late fee	10/16/2012	~~87.91~~	1,628.25	Liened
HOA Dues	11/1/2012	59.00	1,687.25	HOA Dues

Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance:	1,687.25
146.91	141.01	135.11	1,264.22		

Las Vegas Valley Community Management LLC | P.O. Box 750266 | Las Vegas, NV 89136-0266 | (702)655-7064

Make check payable and send to: Mandolin HOA
P.O. Box 66573
, Phoenix, AZ 85082-6573

11/7/2012

Nolan, Dominic
7510 Perla Del Mar Ave

Mandolin
Account No.:59361

NAS #N69603

Assessments, Late Fees, Interest, Attorneys Fees & Collection Costs	Qty	**Monthly** Present Rate	**CURRENT** NAS FEES	**TOTAL** NAS COSTS
Dates of Delinquency: 08/01/2011-11/12/2012		8/1/2011 11/12/2012	8/1/2011 11/12/2012	8/1/2011 11/12/2012
Balance Forward		(5.90)	0.00	0.00
Assessment Amount		59.00	0.00	0.00
No. of Periods Delinquent		16	0	0
Total Assessments Due		944.00	0.00	0.00
Late fee amount		0.00	0.00	0.00
No. of Periods Late Fees Incurred		1	0	0
Total Late Fees Due		699.15	0.00	0.00
Interest Due		0.00	0.00	0.00
HOA Intent to Lien		50.00	0.00	0.00
Management Co. Fee/ Admin Fee		50.00	0.00	0.00
Transfer Fee		0.00	0.00	0.00
Demand Letter		0.00	135.00	0.00
Notice of Delinquent Assessment Lien/Violations Lien		0.00	325.00	0.00
Release of Notice of Delinquent Assessment Lien/Violations Lien		0.00	30.00	0.00
Mailing		0.00	72.00	101.70
Recording Costs		0.00	0.00	87.00
Intent to Notice of Default		0.00	75.00	0.00
Payment Plan Fee		0.00	0.00	0.00
Payment Plan Breach Letters		0.00	0.00	0.00
Escrow Demand Fee		0.00	0.00	0.00
Notice of Default Fees		0.00	400.00	0.00
Title Report		0.00	0.00	0.00
Property Report		0.00	0.00	195.00
Notice of Sale Fee		0.00	250.00	0.00
Posting & Publication Cost		0.00	0.00	0.00
Publication Cost		0.00	0.00	346.67
Posting & Serving Service Cost		0.00	0.00	75.00
Courier		0.00	0.00	0.00
Postponement of Sale		0.00	0.00	0.00
Conduct Foreclosure Sale		0.00	125.00	0.00
Prepare/Record Deed		0.00	0.00	0.00
Property Transfer Tax		0.00	0.00	0.00
Subtotals		$1737.25	$1412.00	$805.37

Credit	**Date**	**Type**	**Amount**
			(0.00)
OTHER CREDITS TOTAL			**0.00**

Payment Credits	**Amount**
Assessments/Violations	(0.00)
Interest	(0.00)
Late charges	(0.00)
Management Co	(0.00)
NAS Fees	(0.00)
NAS Costs	(0.00)
PAYMENTS TOTAL	**0.00**
TOTAL	**3954.62**

NO Tax Lien

NO Construction Defects

Assessments:	$988.10
Interest:	$0.00
Late charges:	$699.15
Management Co:	$50.00
Collection fees:	$1412.00
Collection costs:	$805.37
GRAND TOTAL:	$3954.62

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

11/12/2012

Trustee's Sale Number N69603

[Attachments Here]

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

The declarant, whose signature appears below, and who is an employee of Nevada Association Services, Inc., states that he/she is now and at all times herein mentioned was, a citizen of the United States and over the age of eighteen (18) years; on the date date as set forth below, he/she personally served the Notice, of which the annexed is a true copy, upon the addressee attached hereto, by depositing in the United States Mail in the County set forth above, an envelope, certified and with postage prepaid thereon, containing a copy of such Notice, addressed to the above named person at the address hereinabove stated.

I declare under the penalty of perjury that the foregoing is true and correct..

Dated NOV 13 2012

Signature Susanna J. Puckett

7196 9008 9111 5874 7863

TO:
State of Nevada
Ombudsman for Common-Interest Con
2501 East Sahara Avenue, #102
Las Vegas, Nevada 89104

SENDER: TS No.: N69603

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	5.21
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7196 9008 9111 5874 7856

TO:
DOMINIC J. NOLAN
7510 PERLA DEL MAR AVE.
LAS VEGAS, NV 89179-2500

SENDER: TS No.: N69603

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	5.21
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7196 9008 9111 5874 7849

TO:
Mandolin
c/o Kelly Rosenfield
Las Vegas Valley Community Manager
10501 W. Gowan Rd. Suite 160
Las Vegas, NV 89129

SENDER: TS No.: N69603

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	5.21
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7196 9008 9111 5874 7832

TO:
MOUNTAINS EDGE
MASTER ASSOCIATION
C/O SILVER STATE TRUSTEE SERVI
#103816
1424 SOUTH JONES BLVD.
LAS VEGAS, NV 89146-1231

SENDER: TS No.: N69603

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	5.21
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7196 9008 9111 5874 7825

TO:
REPUBLIC SERVICES
ACCT. #620-10836
P.O. BOX 98508
LAS VEGAS, NV 89193-8508

SENDER: TS No.: N69603

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	5.21
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7196 9008 9111 5874 7818

TO:
BANK OF AMERICA, N.A.
MIN 1001337-0003726029-9
451 7TH ST. SW #B-133
WASHINGTON, DC 20410

SENDER: TS No.: N69603

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	5.21
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7196 9008 9111 5874 7801

TO:
MERS
MIN 1001337-0003726029-9
P.O. BOX 2026
FLINT, MI 48501-2026

SENDER: TS No.: N69603

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	5.21
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7196 9008 9111 5874 7795

TO:
KBA MORTGAGE, LLC
MIN 1001337-0003726029-9
27001 AGOURA ROAD, STE. 200
CALABASAS HILLS, CA 91301

SENDER: TS No.: N69603

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE		
	Postage	5.21
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

Notice of Sale:

Sent by First Class Mail & Certified Mail with a Return Receipt requested.

2. Article Number

7196 9008 9111 5874 7849

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature

X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED
NOV 14 2012

3. Service Type CERTIFIED MAIL™

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

Mandolin
c/o Kelly Rosenfield
Las Vegas Valley Community Management
10501 W. Gowan Rd. Suite 160
Las Vegas, NV 89129

RECEIVED
LVCM
NOV 15 2012

TS No.: N69603
Nolan
NEVADA ASSN SERVICES
Mandolin

PS Form 3811, January 2005 Domestic Return Receipt

2. Article Number 69603

7196 9008 9111 5874 7825

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery NOV 14 2012

C. Signature

X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type CERTIFIED MAIL™

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

REPUBLIC SERVICES
ACCT. #620-10836
P.O. BOX 98508
LAS VEGAS, NV 89193-8508

RECEIVED
NOV 15 2012

TS No.: N69603
Nolan
NEVADA ASSN SERVICES
Mandolin

PS Form 3811, January 2005 Domestic Return Receipt

2. Article Number

7196 9008 9111 5874 7801

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature

Linda Wilson

X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type CERTIFIED MAIL™

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

MERS
MIN 1001337-0003726029-9
P.O. BOX 2026
FLINT, MI 48501-2026

RECEIVED
NOV 19 2012

TS No.: N69603
Nolan
NEVADA ASSN SERVICES
Mandolin

PS Form 3811, January 2005 Domestic Return Receipt

2. Article Number

7196 9008 9111 5874 7795

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly): Liz Oestreich

B. Date of Delivery: 11/15/12

C. Signature: X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type **CERTIFIED MAIL™**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

KBA MORTGAGE, LLC
MIN 1001337-0003726029-9
27001 AGOURA ROAD, STE. 200
CALABASAS HILLS, CA 91301

RECEIVED
NOV 19 2012
NEVADA ASSN SERVICES

69603

TS No.: N69603

Nolan

Mandolin

PS Form 3811, January 2005 Domestic Return Receipt

2. Article Number

7196 9008 9111 5874 7863

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery: 11.14.12

C. Signature: X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type **CERTIFIED MAIL™**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

State of Nevada
Ombudsman for Common-interest Communities
2501 East Sahara Avenue, #102
Las Vegas, Nevada 89104

RECEIVED
NOV 15 2012
NEVADA ASSN SERVICES

69603

TS No.: N69603

Nolan

Mandolin

PS Form 3811, January 2005 Domestic Return Receipt

2. Article Number

7196 9008 9111 5874 7832

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly): L-Lewis

B. Date of Delivery: 11-15-12

C. Signature: X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type **CERTIFIED MAIL™**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

MOUNTAINS EDGE
MASTER ASSOCIATION
C/O SILVER STATE TRUSTEE SERVICES, LLC
#103816
1424 SOUTH JONES BLVD.
LAS VEGAS, NV 89146-1231

RECEIVED
NOV 16 2012
NEVADA ASSN SERVICES

69608

TS No.: N69603

Nolan

Mandolin

PS Form 3811, January 2005 Domestic Return Receipt

69603

NAS

6224 W. Desert Inn Rd., Las Vegas, Nevada 89146

Return Service Requested

CERTIFIED MAIL

7196 9008 9111 5874 7856

PRESORTED FIRST CLASS

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NEVADA ASSN SERVICES

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TS No.: N69603

DOMINIC J. NOLAN
7510 PERLA DEL MAR AVE.
LAS VEGAS, NV

NIXIE

891 DE 1 00 12/29/12

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 89146661224 *0294-04230-29-42

78 JRDFNLI 89179 89146@6614

BANA/Nolan-01-000360

SA379

2

Inst #: 201211150002280
Fees: $18.00
N/C Fee: $0.00
11/15/2012 09:36:24 AM
Receipt #: 1383723
Requestor:
NORTH AMERICAN TITLE COMPAN
Recorded By: KGP Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# 176-34-114-031
11 digit Assessor's Parcel Number may be obtained at:
http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx

TITLE OF DOCUMENT (DO NOT Abbreviate)

NOTICE OF FORECLOSURE SALE

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

Recording requested by:

NORTH AMERICAN TITLE COMPANY

Return to:

Name NORTH AMERICAN TITLE COMPANY

Address 8485 W. SUNSET ROAD #111

City/State/Zip LAS VEGAS, NV 89113

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

An additional recording fee of $1.00 will apply.

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

P:\Recorder\Forms 12_2010

APN # 176-34-114-031 NAS # N69603
Mandolin

Accommodation NOTICE OF FORECLOSURE SALE

WARNING! A SALE OF YOUR PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE. YOU MUST ACT BEFORE THE SALE DATE. IF YOU HAVE ANY QUESTIONS, PLEASE CALL NEVADA ASSOCIATION SERVICES, INC. AT (702) 804-8885. IF YOU NEED ASSISTANCE, PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, NEVADA REAL ESTATE DIVISION, AT 1-877-829-9907 IMMEDIATELY.

YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, December 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN THAT on 12/14/2012 at 10:00 am at the front entrance to the Nevada Association Services, Inc. 6224 West Desert Inn Road, Las Vegas, Nevada, under the power of sale pursuant to the terms of those certain covenants conditions and restrictions recorded on July 6, 2006 as instrument number 000347 BK 20060706 of official records of Clark County, Nevada Association Services, Inc., as duly appointed agent under that certain Delinquent Assessment Lien, recorded on January 4, 2012 as document number 0001123 Book 20120104 of the official records of said county, will sell at public auction to the highest bidder, for lawful money of the United States, all right, title, and interest in the following commonly known property known as: 7510 Perla Del Mar Ave, Las Vegas, NV 89179. Said property is legally described as: Mandolin Phase 3 At Mountains Edge, Plat Book 134, Page 21, Lot 63, official records of Clark County, Nevada.

The owner(s) of said property as of the date of the recording of said lien is purported to be: Dominic J Nolan

The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy any secured or unsecured liens. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is $3,954.62. Payment must be in cash or a cashier's check drawn on a state or national bank, check drawn on a state or federal savings and loan association, savings association or savings bank and authorized to do business in the State of Nevada. The Notice of Default and Election to Sell the described property was recorded on 2/27/2012 as instrument number 0002448 Book 20120227 in the official records of Clark County

Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

November 12, 2012

Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146 (702) 804-8885, (888) 627-5544

When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146

By: Elissa Hollander, Agent for Association and employee of Nevada Association Services, Inc.

IN THE SUPREME COURT OF THE STATE OF NEVADA

7510 PERLA DEL MAR AVE TRUST, Appellant, vs. BANK OF AMERICA, N.A., Respondent.	Case No. 75603

Electronically Filed
Dec 20 2018 09:21 a.m.
Elizabeth A. Brown
Clerk of Supreme Court

APPEAL
from the Eighth Judicial District Court, Department XXX
The Honorable Jerry A. Wiese, District Judge
District Court Case No. A-13-686277-C

INDEX TO RESPONDENT'S SUPPLEMENTAL APPENDIX VOLUME II

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Docket 75603 Document 2018-909645

ALPHABETICAL INDEX TO SUPPLEMENTAL APPENDIX VOLUME II

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Trial Exhibits (Part 1) SA004

Trial Exhibits (Part 2) SA251

Trial Exhibits (Part 3) SA501

Findings of Fact and Conclusions of Law SA697

CERTIFICATE OF SERVICE

I certify that I electronically filed on the 19th day of December, 2018, the foregoing **INDEX TO RESPONDENT'S SUPPLEMENTAL APPENDIX – VOLUME II** with the Clerk of the Court for the Nevada Supreme Court by using the CM/ECF system. I further certify that all parties of record to this appeal either are registered with the CM/ECF or have consented to electronic service.

[ ] By placing a true copy enclosed in sealed envelope(s) addressed as follows:

[X] (By Electronic Service) Pursuant to CM/ECF System, registration as a CM/ECF user constitutes consent to electronic service through the Court's transmission facilities. The Court's CM/ECF systems sends an e-mail notification of the filing to the parties and counsel of record listed above who are registered with the Court's CM/ECF system.

[X] (Nevada) I declare that I am employed in the office of a member of the bar of this Court at whose discretion the service was made.

/s/ Carla Llarena
An employee of Akerman LLP