

Case No. 83214

IN THE SUPREME COURT OF NEVADA

SFR INVESTMENTS POOL 1, LLC, A
NEVADA LIMITED LIABILITY
COMPANY,

Appellant,

vs.

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION, A
NATIONAL ASSOCIATION,
Respondent.

Electronically Filed
Nov 30 2021 05:02 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

APPEAL

from the Eighth Judicial District Court, Clark County
The Honorable JESSICA PETERSEN, District Judge
District Court Case No. A-13-692304-C

APPELLANT APPENDIX VOLUME 4

Respectfully submitted by:

JACQUELINE A. GILBERT, ESQ.
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*Attorneys for Appellant
SFR Investments Pool 1, LLC*

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Nevada Association Services
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8805
Fax: (702) 804-8807
Toll Free: (888) 627-5544

July 30, 2012

Robert Hawkins

Redacted

RE: 3263 Morning Springs Drive / N71869
Pebble Canyon HOA / Robert Hawkins

Dear Mr. Hawkins:

Nevada Association Services, Inc. (NAS) has been made aware of your recent Bankruptcy Discharge/Dismissal/Termination.

As you know, the above account remains delinquent. Because the account remains past due, collection procedures still remain in place and active. Should there be a desire to reinstate the account, please have the interested party contact this office.

Thank you.

Sincerely,

Susan McColl
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.



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

July 30, 2012

Christine Hawkins

Redacted

RE: 3263 Morning Springs Drive / N71869
Pebble Canyon HOA / Christine Hawkins

Dear Ms. Hawkins:

Nevada Association Services, Inc. (NAS) has been made aware of your recent Bankruptcy Discharge/Dismissal/Termination.

As you know, the above account remains delinquent. Because the account remains past due, collection procedures still remain in place and active. Should there be a desire to reinstate the account, please have the interested party contact this office.

Thank you.

Sincerely,

Susan McColl
Nevada Association Services, Inc.

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Michele W. Shafe, Assessor

REAL PROPERTY PARCEL RECORD

[Click Here for a Print Friendly Version](#)

Assessor Map	Aerial View	Parcel Search	Ownership History	Neighborhood Sales	New Search
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GENERAL INFORMATION	
PARCEL NO.	177-24-514-043
OWNER AND MAILING ADDRESS	HAWKINS ROBERT M & CHRISTINE V 3263 MORNING SPRINGS DR HENDERSON NV 89074-6258
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	3263 MORNING SPRINGS DR PARADISE
ASSESSOR DESCRIPTION	SEASONS AT PEBBLE CANYON PLAT BOOK 53 PAGE 45 LOT 56 BLOCK 10 SEC 24 TWP 22 RNG 61
RECORDED DOCUMENT NO.	* 20060612-03525
RECORDED DATE	06/12/2006
VESTING	JOINT TENANCY

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	470
APPRAISAL YEAR	2011
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	8750	8750
IMPROVEMENTS	34320	32413
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	43070	41163
TAXABLE LAND+IMP (SUBTOTAL)	123057	117609
COMMON ELEMENT ALLOCATION ASSO	0	0
TOTAL ASSESSED VALUE	43070	41163

Hawkins, Robert
3263 Morning Springs Drive

Pebble Canyon HOA
Account No.: 40570

NAS #N71869

Assessments, Late Fees, Interest, Attorneys Fees & Collection Costs	Amount (Quarterly) Present Rate	Amount (CURRENT) NAS FEES	Amount (TOTAL) NAS COSTS
Dates of Delinquency:	1/1/2011	1/1/2011	1/1/2011
01/01/2011-7/31/2012	7/31/2012	7/31/2012	7/31/2012

Balance Forward	0.00	0.00	0.00
Assessment Amount	48.00	0.00	0.00
No. of Periods Delinquent	7	0	0
Total Assessments Due	336.00	0.00	0.00
Late fee amount	18.00	0.00	0.00
No. of Periods Late Fees Incurred	18	0	0
Total Late Fees Due	180.00	0.00	0.00
Interest Due	0.00	0.00	0.00
Mgmt Intent to Lien	0.00	0.00	0.00
Misc. Balance Due Notice	15.00	0.00	0.00
Management Co. Fee/ Admin Fee	200.00	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	32.00	46.00
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
Property 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
Publication Cost	0.00	0.00	0.00
Posting & Serving Service 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	\$731.00	\$522.00	\$80.00

Credit	Date	Type	Amount (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	1333.00

OTHER CREDITS
TOTAL

Assessments:	\$351.00
Interest:	\$0.00
Late charges:	\$180.00
Management Co:	\$200.00
Collection fees:	\$522.00
Collection costs:	\$80.00

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.

APN # 177-24-514-043

N71869

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 November 8, 1991, as instrument number 91962 Book 911106, of the official records of Clark County, Nevada, the Pebble Canyon HOA has a lien on the following legally described property.

The property against which the lien is imposed is commonly referred to as 3263 Morning Springs Drive Henderson, NV 89074 particularly legally described as: SEASONS AT PEBBLE CANYON, PLAT BOOK S3, PAGE 45, LOT 50, BLOCK 10 in the County of Clark.

The owner(s) of record as reflected on the public record as of today's date is (are):
Robert M Hawkins, Christine V Hawkins

Mailing address(es):

Redacted

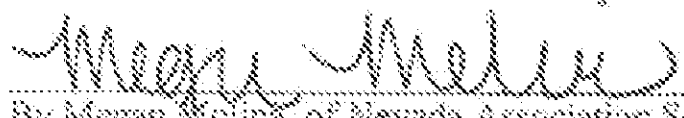
*Total amount due as of today's date is \$1,333.00.

This amount includes late fees, collection fees and interest in the amount of \$982.00

* 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: July 31, 2012


By Megan Molina, of Nevada Association Services, Inc., as agent for Pebble Canyon HOA

When Recorded Mail To:
Nevada Association Services
TS # N71869
6224 W. Desert Inn Rd, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885 Toll Free: (888) 627-5544

Inst #: 201208030002972
Fees: \$17.00
N/C Fee: \$0.00
08/03/2012 03:40:09 PM
Receipt #: 1259786
Requestor:
NORTH AMERICAN TITLE
COMPAN
Recorded By: KGP Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN # 177-24-514-043
N71869

Accommodation

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 November 8, 1991, as instrument number 01962 Book 911108, of the official records of Clark County, Nevada, the Pebble Canyon HOA has a lien on the following legally described property.

The property against which the lien is imposed is commonly referred to as 3283 Morning Springs Drive Henderson, NV 89074 particularly legally described as: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark.

The owner(s) of record as reflected on the public record as of today's date is (are):
Robert M Hawkins, Christine V Hawkins

Mailing address(es):

Redacted

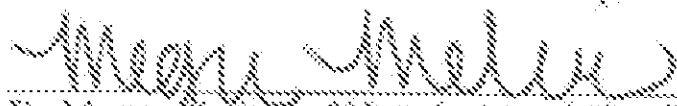
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Dated: July 31, 2012



By Megan Molina, of Nevada Association Services, Inc., as agent for Pebble Canyon HOA

When Recorded Mail To:
Nevada Association Services
TS # N71869
6224 W. Desert Inn Rd, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885 Toll Free: (888) 627-5544



Nevada Association Services
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Las Vegas, NV 89148
Phone: (702) 804-8885
Fax: (702) 804-8887
Toll Free: (888) 627-6544

August 9, 2012

Robert Hawkins

Redacted

VIA REGULAR AND
CERTIFIED MAIL

RE: NAS # N71869
3263 Morning Springs Drive, Henderson, NV, 89074
Pebble Canyon HOA / Robert Hawkins

Dear Mr. Hawkins:

As you were previously advised, Nevada Association Services, Inc. (NAS) has been contracted by Pebble Canyon HOA (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 \$1,333.00 (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 including those permitted under NAC 116.470 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
Nevada Association Services, Inc.
encl.

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APN # 177-24-514-043
N71869

Recorded On: August 3, 2012
Book/Instr: 0002972 Book 20120803
County: Clark

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Robert M Hawkins, Christine V Hawkins

Mailing address(es):
4138 Ridgewood Ave Las Vegas, NV 89120
4138 Ridgewood Ave Las Vegas, NV 89120

*Total amount due as of today's date is \$1,333.00.

This amount includes late fees, collection fees and interest in the amount of \$982.00

* 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: July 31, 2012

Megan Molina

By Megan Molina, of Nevada Association Services, Inc., as agent for Pebble Canyon HOA

When Recorded Mail To:
Nevada Association Services
TS # N71869
6224 W. Desert Inn Rd, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885 Toll Free: (888) 627-5544



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) 827-5544

August 9, 2012

Christine Hawkins

Redacted

VIA REGULAR AND
CERTIFIED MAIL

RE: NAS # N71869
3263 Morning Springs Drive, Henderson, NV, 89074
Pebble Canyon HOA / Christine Hawkins

Dear Ms. Hawkins:

As you were previously advised, Nevada Association Services, Inc. (NAS) has been contracted by Pebble Canyon HOA (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 \$1,333.00 (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 including those permitted under NAC 116.470 that may have come due since the date the lien was recorded. These 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
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 # 177-24-514-043
N71869

Recorded On: August 3, 2012
Book/Instr: 8082972 Book 20120803
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 November 8, 1991, as instrument number 01962 Book 911108, of the official records of Clark County, Nevada, the Pebble Canyon HOA has a lien on the following legally described property.

The property against which the lien is imposed is commonly referred to as 3263 Morning Springs Drive Henderson, NV 89074 particularly legally described as: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark.

The owner(s) of record as reflected on the public record as of today's date is (are):
Robert M Hawkins, Christine V Hawkins

Mailing address(es):

Redacted

*Total amount due as of today's date is \$1,333.00.

This amount includes late fees, collection fees and interest in the amount of \$982.00

* 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: July 31, 2012

Megan Molina

By Megan Molina, of Nevada Association Services, Inc., as agent for Pebble Canyon HOA

When Recorded Mail To:
Nevada Association Services
TS # N71869
6224 W. Desert Inn Rd, Suite A
Las Vegas, NV 89146
Phone: (702) 804-8885 Toll Free: (888) 627-5544

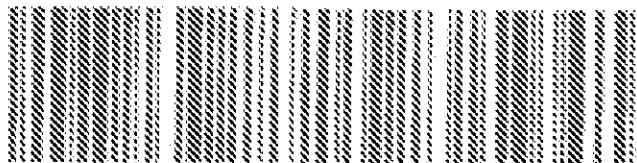
Certified Addresses

Trustees Sale No.: N71889
HOA: Pebble Canyon HOA
Date: 8/9/2012

Address	Recipient	Selected
Christine Hawkins 3253 Morning Springs Drive Henderson, NV 89074	Hmr2	No
Christine Hawkins Redacted	Hmr2	No
Robert Hawkins 3253 Morning Springs Drive Henderson, NV 89074	Hmr1	No
Robert Hawkins Redacted	Hmr1	No

NAS

6224 W Desert Inn Rd
Las Vegas, NV 89146



9171 9000 0710 5000 6740 97

N71869

Robert Hawkins
3263 Morning Springs Drive
Henderson, NV 89074

"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) 604-8885
Fax: (702) 604-8887
Toll Free: (888) 627-5544

August 9, 2012

Robert Hawkins

Redacted

VIA REGULAR AND
CERTIFIED MAIL

RE: NAS # N71869
3263 Morning Springs Drive, Henderson, NV, 89074
Pebble Canyon HOA / Robert Hawkins

Dear Mr. Hawkins:

As you were previously advised, Nevada Association Services, Inc. (NAS) has been contracted by Pebble Canyon HOA (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 \$1,333.00 (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 including those permitted under NAC 116.470 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.

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Sincerely,

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 # 177-24-514-043
N71869

Recorded On: August 3, 2012
Book/Instr: 0002972 Book 20120803
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 November 8, 1991, as instrument number 01962 Book 911108, of the official records of Clark County, Nevada, the Pebble Canyon HOA has a lien on the following legally described property.

The property against which the lien is imposed is commonly referred to as 3263 Morning Springs Drive Henderson, NV 89074 particularly legally described as: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 56, BLOCK 10 in the County of Clark.

The owner(s) of record as reflected on the public record as of today's date is (are):
Robert M Hawkins, Christine V Hawkins

Mailing address(es):

Redacted

*Total amount due as of today's date is \$1,333.00.

This amount includes late fees, collection fees and interest in the amount of \$982.00

* 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: July 31, 2012

Megan Molina

By Megan Molina, of Nevada Association Services, Inc., as agent for Pebble Canyon HOA

When Recorded Mail To:

Nevada Association Services

TS # N71869

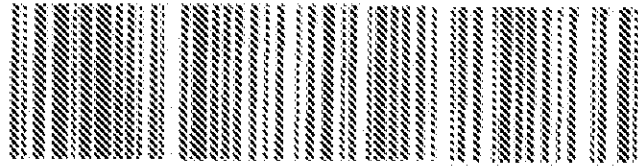
6224 W. Desert Inn Rd, Suite A

Las Vegas, NV 89146

Phone: (702) 804-8885

Toll Free: (888) 627-5544

NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146



9171 9000 0718 8000 6750 00

N71869

Robert Hawkins

Redacted

"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) 804-8886
Fax: (702) 804-8887
Toll Free: (888) 627-5544

August 9, 2012

Robert Hawkins

Redacted

VIA REGULAR AND
CERTIFIED MAIL

RE: NAS # N71869
3263 Morning Springs Drive, Henderson, NV, 89074
Pebble Canyon HOA / Robert Hawkins

Dear Mr. Hawkins:

As you were previously advised, Nevada Association Services, Inc. (NAS) has been contracted by Pebble Canyon HOA (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 \$1,333.00 (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 including those permitted under NAC 116.470 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.

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Sincerely,

Pearl Agustin
Nevada Association Services, Inc.
encl.

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APN # 177-24-514-043
N71869

Recorded On: August 3, 2012
Book/Instr: 0002972 Book 20120803
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 November 8, 1991, as instrument number 01962 Book 911108, of the official records of Clark County, Nevada, the Pebble Canyon HOA has a lien on the following legally described property:

The property against which the lien is imposed is commonly referred to as 3263 Morning Springs Drive Henderson, NV 89074 particularly legally described as: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark.

The owner(s) of record as reflected on the public record as of today's date is (are):
Robert M Hawkins, Christine V Hawkins

Mailing address(es):

Redacted

*Total amount due as of today's date is \$1,333.00.

This amount includes late fees, collection fees and interest in the amount of \$982.00

* 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: July 31, 2012

Megan Molina

By Megan Molina, of Nevada Association Services, Inc., as agent for Pebble Canyon HOA

When Recorded Mail To:
Nevada Association Services

TS # N71869

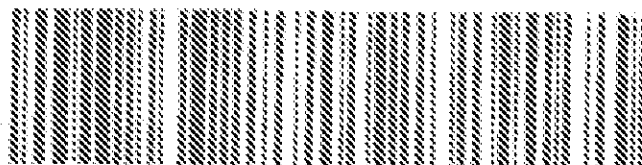
6224 W. Desert Inn Rd, Suite A

Las Vegas, NV 89146

Phone: (702) 804-8885

Toll Free: (888) 627-5544

NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146



9171 9000 0718 9000 6755 17

N71869

Christine Hawkins
3263 Morning Springs Drive
Henderson, NV 89074

"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 89148
Phone: (702) 804-8866
Fax: (702) 804-8867
Toll Free: (888) 627-5544

August 9, 2012

Christine Hawkins

Redacted

VIA REGULAR AND
CERTIFIED MAIL

RE: NAS # N71869
3263 Morning Springs Drive, Henderson, NV, 89074
Pebble Canyon HOA / Christine Hawkins

Dear Ms. Hawkins:

As you were previously advised, Nevada Association Services, Inc. (NAS) has been contracted by Pebble Canyon HOA (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 \$1,333.00 (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 including those permitted under NAC 116.470 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.

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Sincerely,

Pearl Agustin
Nevada Association Services, Inc.
encl.

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APN # 177-24-514-043
N71869

Recorded On: August 3, 2012
Book/Instr: 0002972 Book 20120803
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 November 8, 1991, as instrument number 01962 Book 911108, of the official records of Clark County, Nevada, the Pebble Canyon HOA has a lien on the following legally described property.

The property against which the lien is imposed is commonly referred to as 3263 Morning Springs Drive Henderson, NV 89074 particularly legally described as: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark.

The owner(s) of record as reflected on the public record as of today's date is (are):
Robert M Hawkins, Christine V Hawkins

Mailing address(es):

Redacted

*Total amount due as of today's date is \$1,333.00.

This amount includes late fees, collection fees and interest in the amount of \$982.00

* 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: July 31, 2012

Megan Molina

By Megan Molina, of Nevada Association Services, Inc., as agent for Pebble Canyon HOA

When Recorded Mail To:

Nevada Association Services

TS # N71869

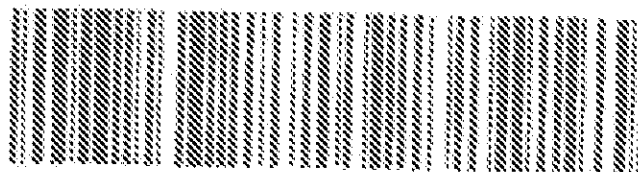
6224 W. Desert Inn Rd, Suite A

Las Vegas, NV 89146

Phone: (702) 894-8885

Toll Free: (888) 627-5544

NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146



9171 9000 0718 3000 6750 24

N71869

Christine Hawkins

Redacted

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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

August 9, 2012

Christine Hawkins

Redacted

VIA REGULAR AND
CERTIFIED MAIL

RE: NAS # N71869
3263 Morning Springs Drive, Henderson, NV, 89074
Pebble Canyon HOA / Christine Hawkins

Dear Ms. Hawkins:

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Sincerely,

Pearl Agustin
Nevada Association Services, Inc.
encl.

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APN # 177-24-314-043
N71869

Recorded On: August 3, 2012
Book/Instr: 0002972 Book 20120803
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 November 8, 1991, as instrument number 01962 Book 911108, of the official records of Clark County, Nevada, the Pebble Canyon HOA has a lien on the following legally described property.

The property against which the lien is imposed is commonly referred to as 3263 Morning Springs Drive Henderson, NV 89074 particularly legally described as: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark.

The owner(s) of record as reflected on the public record as of today's date is (are):
Robert M Hawkins, Christine V Hawkins

Mailing address(es):

Redacted

*Total amount due as of today's date is \$1,333.00.

This amount includes late fees, collection fees and interest in the amount of \$982.00

* 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: July 31, 2012

Megan Molina

By Megan Molina, of Nevada Association Services, Inc., as agent for Pebble Canyon HOA

When Recorded Mail To:

Nevada Association Services

TS # N71869

6224 W. Desert Inn Rd, Suite A

Las Vegas, NV 89146

Phone: (702) 804-8885

Toll Free: (888) 627-5544

Notice of Lien:

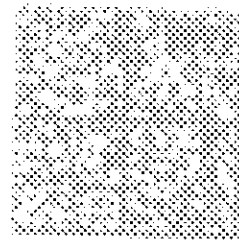
Sent by First Class Mail &
Certified Mail with a Return
Receipt requested.

The following is the returned,
unclaimed or signed for mail for
this mailing that we received
back.



100

Abstract



100% Satisfaction

 Springer

NEWDA ASSOCIATES







Christine Hawkins
3263 Morning Springs Drive
Henderson, NV 89074

SIX
801-6661224
WILLIAM T. SWEENEY
AS PRESIDENT
UNABLE TO FORGARE
801-6661224 *0294-03497-11-49

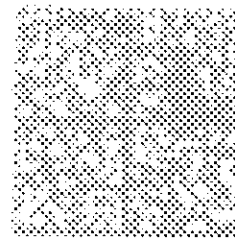
84 08/13/12

2007-07-27

[illegible]

1. The first step is to identify the problem or question that needs to be addressed. This involves understanding the context and the specific requirements of the task.

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NEVADA ASSOC. OF S&P

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Robert Hawkins
3263 Morning Springs Drive
Henderson, NV 89074

NEXIE 891 CE 156072 34 02/13/12
 REFUGEE TO 156072
 NO: 011774817 ADX ADX-5500
 UNABLE TO FORWARDED
 CO: 89146 40234-02407-11-46

THE UNIVERSITY OF CHICAGO

[illegible]



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) 627-6544

August 31, 2012

Robert Hawkins

Redacted

*RE: 3263 Morning Springs Drive
Pebble Canyon HOA / Robert Hawkins
NAS # N71869*

Dear Mr. Hawkins:

As you know, your failure to pay your homeowner's association assessments has resulted in a Notice of Delinquent Assessment Lien being recorded against your property. The Association will soon proceed with a non-judicial foreclosure action, which could result in you losing your property. You will also be responsible to pay the additional foreclosure fees and costs, which could total approximately \$700 in additional charges.

Both this office and your Association urge you to contact Nevada Association Services, Inc. in order to arrange for immediate payment. Should you decide not to remit full payment in the form of cashier's check or money order, to this office, within 10 days of the date of this letter, foreclosure proceedings will commence.

YOU MUST CONTACT THIS OFFICE TO VERIFY THE AMOUNT DUE PRIOR TO SENDING YOUR PAYMENT.

This will be the final correspondence you will receive prior to a Notice of Default being recorded on your property.

Thank you in advance for your immediate payment.

Sincerely,

Debbie Kluska
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.



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

August 31, 2012

Christine Hawkins

Redacted

*RE: 3263 Morning Springs Drive
Pebble Canyon HOA / Christine Hawkins
NAS # N71869*

Dear Ms. Hawkins:

As you know, your failure to pay your homeowner's association assessments has resulted in a Notice of Delinquent Assessment Lien being recorded against your property. The Association will soon proceed with a non-judicial foreclosure action, which could result in you losing your property. You will also be responsible to pay the additional foreclosure fees and costs, which could total approximately \$700 in additional charges.

Both this office and your Association urge you to contact Nevada Association Services, Inc. in order to arrange for immediate payment. Should you decide not to remit full payment in the form of cashier's check or money order, to this office, within 10 days of the date of this letter, foreclosure proceedings will commence.

YOU MUST CONTACT THIS OFFICE TO VERIFY THE AMOUNT DUE PRIOR TO SENDING YOUR PAYMENT.

This will be the final correspondence you will receive prior to a Notice of Default being recorded on your property.

Thank you in advance for your immediate payment.

Sincerely,

Debbie Khuska
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.

PEBBLE CANYON HOA
Taylor Association Management Centennial
5550 Painted Mirage Rd Suite #330
Las Vegas, NV 89149-4584

Robert and Christine Hawkins

Redacted

Property Address: 3253 Morning Springs Dr.
Account #: 40570

Code	Date	Amount	Balance	Check#	Memo
	Balance Forward:	0.00			
A1	1/1/2008	48.00	48.00		APPLY CHARGES
PP	1/25/2008	-48.00	0.00	1938	1938 080125
PP	3/31/2008	-48.00	-48.00	1983	1983 080331
A1	4/1/2008	48.00	0.00		APPLY CHARGES
PP	6/30/2008	-48.00	-48.00	777777	777777 080630
A1	7/1/2008	48.00	0.00		APPLY CHARGES
A1	10/1/2008	48.00	48.00		APPLY CHARGES
PP	10/14/2008	-48.00	0.00	777777	777777 081014
A1	1/1/2009	48.00	48.00		APPLY CHARGES
PP	1/15/2009	-48.00	0.00	2071	2071 090115
A1	4/1/2009	48.00	48.00		APPLY CHARGES
PP	4/10/2009	-48.00	0.00	777777	777777 090410
A1	7/1/2009	48.00	48.00		APPLY CHARGES
PP	7/10/2009	-48.00	0.00	777777	777777 090710
12	8/27/2009	5.98	5.98		EXPENSE ADJ
PP	9/1/2009	-5.98	0.00	777777	777777 090901
A1	10/1/2009	48.00	48.00		APPLY CHARGES
PP	10/14/2009	-48.00	0.00	777777	777777 091014
A1	1/1/2010	48.00	48.00		APPLY CHARGES
PP	1/7/2010	-48.00	0.00	777777	777777 100107
A1	4/1/2010	48.00	48.00		APPLY CHARGES
PP	4/20/2010	-48.00	0.00	777777	777777 100420
A1	7/1/2010	48.00	48.00		APPLY CHARGES
PP	7/22/2010	-48.00	0.00	777777	777777 100722
12	9/27/2010	5.98	5.98		EXPENSE ADJ
A1	10/1/2010	48.00	53.98		APPLY CHARGES
PP	10/15/2010	-53.98	0.00	90	90 101015
Quarterly Assessment	1/1/2011	48.00	48.00		Quarterly Assessment
Late Fee	2/25/2011	10.00	58.00		Late Charge
Late Fee	3/25/2011	10.00	68.00		Late Charge
Quarterly Assessment	4/1/2011	48.00	116.00		Quarterly Assessment
Certified Mail Fee	4/19/2011	66.03	122.03		Certified Mail Fee
Intent to Lien Letter	4/19/2011	66.03	187.03		Intent to Lien Letter Fee
Late Fee	4/25/2011	10.00	197.03		Late Charge
Late Fee	5/25/2011	10.00	207.03		Late Charge
Credit. Cert. Mail Fee	5/27/2011	66.03	201.00		
Credit. Intent to Lien fee	5/27/2011	66.03	135.00		
Late Fee	6/25/2011	10.00	145.00		Late Charge

Taylor Association Management Centennial | 5550 Painted Mirage Rd Suite #330 | Las Vegas, NV 89149-4584 | 702-818-4800

9/7/2012

Make check payable to: PEBBLE CANYON HOA

Page 1 of 2

PEBBLE CANYON HOA
Taylor Association Management Centennial
5550 Painted Mirage Rd Suite #330
Las Vegas, NV 89149-4584

Code	Date	Amount	Balance	Check#	Memo
Quarterly Assessment	7/1/2011	48.00	194.00		Quarterly Assessment
Late Fee	7/25/2011	10.00	204.00		Late Charge
Late Fee	8/25/2011	10.00	214.00		Late Charge
Late Fee	9/25/2011	10.00	224.00		Late Charge
Quarterly Assessment	10/1/2011	48.00	272.00		Quarterly Assessment
Late Fee	10/25/2011	10.00	282.00		Late Charge
Late Fee	11/25/2011	10.00	292.00		Late Charge
Late Fee	12/25/2011	10.00	302.00		Late Charge
Quarterly Assessment	1/1/2012	48.00	350.00		Quarterly Assessment
Late Fee	1/25/2012	10.00	360.00		Late Charge
Late Fee	2/25/2012	10.00	370.00		Late Charge
Late Fee	3/25/2012	10.00	380.00		Late Charge
Quarterly Assessment	4/1/2012	48.00	428.00		Quarterly Assessment
Late Fee	4/25/2012	10.00	438.00		Late Charge
Balance Due Notice	4/25/2012	15.00	453.00		Balance Due Notice Fee
Balance Due Notice	5/25/2012	15.00	468.00		Late Charge
Balance Due Notice	5/25/2012	-15.00	463.00		Voided through Batch Void
Late Fee	5/25/2012	10.00	463.00		Late Charge
Late Fee	6/25/2012	10.00	473.00		Late Charge
Quarterly Assessment	7/1/2012	48.00	521.00		Quarterly Assessment
Late Fee	7/25/2012	10.00	531.00		Late Charge
Late Fee	8/25/2012	10.00	541.00		Late Charge
Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance: 541.00	
10.00	10.00	58.00	463.00		

PEBBLE CANYON HOA
Taylor Association Management Centennial
5550 Painted Mirage Rd Suite #330
Las Vegas, NV 89149-4584

Robert and Christine Hawkins

Redacted

Property Address: 3263 Morning Springs Dr.
Account #: 50874

Code	Date	Amount	Balance	Check#	Memo
	Balance Forward:	0.00			
Violation Fine	10/18/2011	100.00	100.00		dead/dying lawn
Violation Fine	1/17/2012	100.00	200.00		weekly fine
Violation Fine	1/24/2012	100.00	300.00		weekly fine
Violation Fine	1/31/2012	100.00	400.00		weekly fine
Violation Fine	2/7/2012	100.00	500.00		weekly fine
Violation Fine	2/14/2012	100.00	600.00		weekly fine
Violation Fine	2/21/2012	100.00	700.00		weekly fine
Violation Fine	2/28/2012	100.00	800.00		weekly fine
Violation Fine	3/6/2012	100.00	900.00		weekly fine
Violation Fine	3/13/2012	100.00	1,000.00		weekly fine
Violation Fine	3/20/2012	100.00	1,100.00		weekly fine
Violation Fine	3/27/2012	100.00	1,200.00		weekly fine
Violation Fine	4/3/2012	100.00	1,300.00		weekly fine
Violation Fine	4/10/2012	100.00	1,400.00		weekly fine
Violation Fine	4/17/2012	100.00	1,500.00		weekly fine
Violation Fine	4/24/2012	100.00	1,600.00		weekly fine
Violation Fine	5/1/2012	100.00	1,700.00		weekly fine
Violation Fine	5/8/2012	100.00	1,800.00		weekly fine
Violation Fine	5/15/2012	100.00	1,900.00		weekly fine
Violation Fine	5/22/2012	100.00	2,000.00		weekly fine
Violation Fine	5/29/2012	100.00	2,100.00		weekly fine
Violation Fine	6/5/2012	100.00	2,200.00		weekly fine
Violation Fine	6/12/2012	100.00	2,300.00		weekly fine
Violation Fine	6/19/2012	100.00	2,400.00		weekly fine
Violation Fine	6/26/2012	100.00	2,500.00		weekly fine
Violation Fine	7/3/2012	100.00	2,600.00		weekly fine
Violation Fine	7/10/2012	100.00	2,700.00		weekly fine
Violation Fine	7/17/2012	100.00	2,800.00		weekly fine
Violation Fine	7/24/2012	100.00	2,900.00		weekly fine
Violation Fine	7/31/2012	100.00	3,000.00		weekly fine
Violation Fine	8/7/2012	100.00	3,100.00		weekly fine
Violation Fine	8/14/2012	100.00	3,200.00		weekly fine
Violation Fine	8/21/2012	100.00	3,300.00		weekly fine
Violation Fine	8/28/2012	100.00	3,400.00		weekly fine
Violation Fine	9/4/2012	100.00	3,500.00		weekly fine

PEBBLE CANYON HOA
Taylor Association Management Centennial
5550 Painted Mirage Rd Suite #330
Las Vegas, NV 89149-4584

Code	Date			Amount	Balance	Check#	Memo
Current	30 - 59 Days	60 - 89 Days	>90 Days		Balance:	3,500.00	
400.00	500.00	400.00	2,200.00				

Hawkins, Robert
3263 Morning Springs Drive

Pebble Canyon HOA
Account No. 40570

NAS #N71869

Assessments, Late Fees, Interest, Attorneys Fees & Collection Costs	Amount (Quarterly) Present Rate	Amount (CURRENT) NAS FEES	Amount (TOTAL) NAS COSTS
Dates of Delinquency:	1/1/2011	1/1/2011	1/1/2011
01/01/2011-9/15/2012	9/15/2012	9/15/2012	9/15/2012

Balance Forward	0.00	0.00	0.00
Assessment Amount	48.00	0.00	0.00
No. of Periods Delinquent	7	0	0
Total Assessments Due	336.00	0.00	0.00
Late fee amount	10.00	0.00	0.00
No. of Periods Late Fees Incurred	19	0	0
Total Late Fees Due	190.00	0.00	0.00
Interest Due	0.00	0.00	0.00
Violations (Started 10/18/2011)	3500.00	0.00	0.00
Mgmt Intent to Lien	0.00	0.00	0.00
Misc. Balance Due Notice	15.00	0.00	0.00
Management Co. Fee/ Admin Fee	200.00	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	64.00	92.00
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
Publication Cost	0.00	0.00	0.00
Posting & Serving Service 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 \$4241.00 \$1029.00 \$356.00

Credit	Date	Type	Amount	Payment Credits	Amount
Back out violations on NOD 9/15/2012		Assessments	(3500.00)	Assessments/Violations	(0.00)
			(0.00)	Interest	(0.00)
				Late charges	(0.00)
				Management Co	(0.00)
				NAS Fees	(0.00)
				NAS Costs	(0.00)

OTHER CREDITS

TOTAL

(3500.00)

PAYMENTS TOTAL 0.00

TOTAL 2126.00

Assessments:	\$331.00
Interest:	\$0.00
Late charges:	\$190.00
Management Co:	\$200.00
Collection fees:	\$1029.00

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.

9/15/2012

Chase-Hawkins_PebbleCreekHOA0234

Collection costs:	\$356.00
GRAND TOTAL:	\$1126.00

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9/15/2012

APN # 177-24-314-043
NAS # N71869
North American Title #
Property Address: 3263 Morning Springs Drive

**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 \$2,126.00 as of September 13, 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, Pebble Canyon HOA (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 Pebble Canyon HOA, 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 # N71869

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 Robert M Hawkins, Christine V Hawkins, dated July 31, 2012, and recorded on August 3, 2012 as instrument number 0002972 Book 20120803 in the official records of Clark County, Nevada, executed by Pebble Canyon HOA, hereby declares that a breach of the obligation for which the Covenants Conditions and Restrictions, recorded on November 8, 1991, as instrument number 01962 Book 911108, as security has occurred in that the payments have not been made of homeowner's assessments due from 1/1/2011 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.

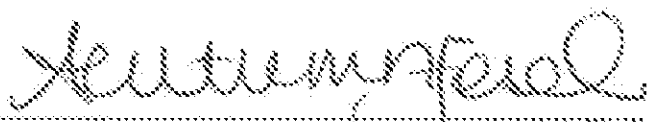
That by reason thereof, the Association has deposited with said agent such documents as the Covenants Conditions and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby due and payable and elects to cause the property to be sold to satisfy the 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: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 30, BLOCK 10 in the County of Clark

Dated: September 15, 2012


By: Autumn Fesel, of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

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

APN # 177-24-514-043
NAS # N71869
North American Title # 38131
Property Address: 3263 Morning Springs Drive

Inst #: 201209200001446
Fees: \$18.00
N/C Fee: \$0.00
09/20/2012 11:18:50 AM
Receipt #: 1313851
Requestor:
NORTH AMERICAN TITLE
COMPAN
Recorded By: ANI Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

Accommodation

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
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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, Pebble Canyon HOA (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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Canyon HOA, 6224 W. Desert Inn Road, Suite A, Las Vegas, NV 89146. The phone number is (702) 804-8885
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assessment on your property.

NAS # N71869

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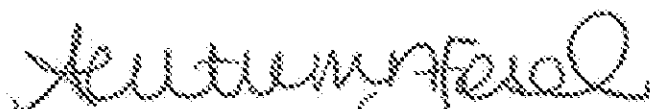
That by reason thereof, the Association has deposited with said agent such documents as the Covenants Conditions and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby due and payable and elects to cause the property to be sold to satisfy the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

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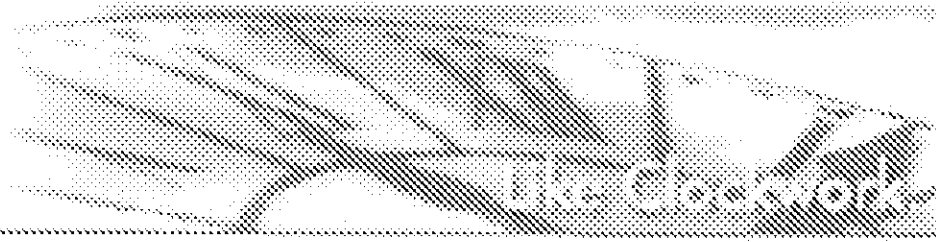
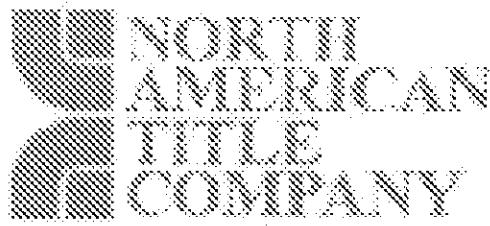
Legal Description: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark

Dated: September 13, 2012



By: Autumn Pesel, of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

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



TEN DAY LETTER FOR HOMEOWNERS

CLIENT REF: N71869

NOD RECORDED: 09/20/2012 IN BOOK 20120920 AS DOC NO.: 0001446

COMPANY REF. 45010-12-38131

OWNER:

ROBERT M. HAWKINS
3263 MORNING SPRINGS DRIVE
HENDERSON, NV 89074-6958

CHRISTINE V. HAWKINS
3263 MORNING SPRINGS DRIVE
HENDERSON, NV 89074-6958

ROBERT M. HAWKINS

Redacted

CHRISTINE V. HAWKINS

Redacted

10 DAY MAILINGS:

PEBBLE CANYON HOMEOWNERS ASSOCIATION
259 N. PECOS ROAD #100
HENDERSON, NV 89074

GREENPOINT MORTGAGE FUNDING, INC.
100 WOODHOLLOW DRIVE
NOVATO, CA 94945

MIN: **Redacted**

MERS
P.O. BOX 2026
FLINT, MI 48501-2026

MIN: **Redacted**

JPMORGAN CHASE BANK, N.A.
C/O CALIFORNIA RECONVEYANCE COMPANY
9200 OAKDALE AVENUE
MAIL STOP: CA2-4379
CHATSWORTH, CA 91311

MIN: **Redacted**

CALIFORNIA RECONVEYANCE COMPANY
9200 OAKDALE AVENUE
MAIL STOP: CA2-4379
CHATSWORTH, CA 91311
T.S. NO. 137803NV

REPUBLIC SERVICES
P.O. BOX 98508
LAS VEGAS, NV 89193-8508
ACCT NO. 620-308

PROPERTY:

3263 MORNING SPRINGS DRIVE
HENDERSON, NV 89074-6958

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,

TERRY PARKS

8485 W. Sunset Road #111
Las Vegas, Nevada 89113
Phone: (702) 726-8000
Fax: (702) 823-0413
Email: tparks@nat.com

APN # 177-24-514-043
NAS # N71869
North American Title # 38131
Property Address: 3263 Morning Springs Drive

DOCUMENT RECORDED ON 9/20/2012
DOCUMENT # 0001446 Book 20120920
Clark COUNTY
DATE MAILED 9/28/2012

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NAS # N71869

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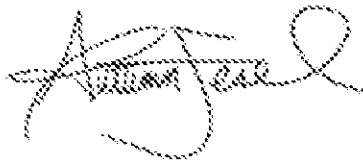
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Legal Description: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark

Dated: September 15, 2012



By: Autumn Fesel, of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

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

APN # 177-24-514-043
NAS # N71869
North American Title # 38131
Property Address: 3263 Morning Springs Drive

DOCUMENT RECORDED ON	9/20/2012
DOCUMENT #	0001446 Book 20120820
	Clark COUNTY
DATE MAILED	9/28/2012

**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.

This amount is \$2,126.00 as of September 15, 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, Pebble Canyon HOA (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).

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obligation being foreclosed upon or a separate written agreement between you and your Association permits a
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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 Pebble
Canyon HOA, 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 # N71869

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.

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**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 Robert M Hawkins, Christine V Hawkins, dated July 31, 2012, and recorded on August 3, 2012 as instrument number 0002972 Book 20120803 in the official records of Clark County, Nevada, executed by Pebble Canyon HOA, hereby declares that a breach of the obligation for which the Covenants Conditions and Restrictions, recorded on November 8, 1991, as instrument number 01962 Book 911108, as security has occurred in that the payments have not been made of homeowner's assessments due from 1/1/2011 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.

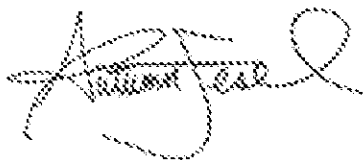
That by reason thereof, the Association has deposited with said agent such documents as the Covenants Conditions and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby due and payable and elects to cause the property to be sold to satisfy the 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: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark

Dated: September 15, 2012



By: Autumn Fesel, of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

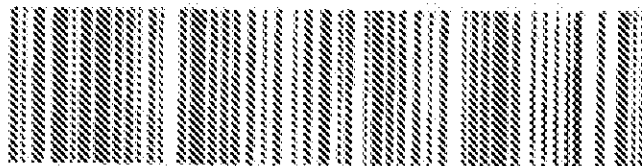
When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
(702) 804-8885
(888) 627-5344

Certified Addresses

Trustees Sale No.: N71859
 HOA: Pebble Canyon HOA
 Date: 9/28/2012

Address	Recipient	Selected
CALIFORNIA RECONVEYANCE COMPANY T.S. NO. 137803NV 9200 OAKDALE AVENUE MAIL STOP: CA2-4379 CHATSWORTH, CA 91311	Hmar1	No
Christine Hawkins 3263 Morning Springs Drive Henderson, NV 89074	Hmar2	No
Christine Hawkins Redacted	Hmar2	No
CHRISTINE V. HAWKINS 3263 MORNING SPRINGS DRIVE HENDERSON, NV 89074-8998	Hmar2	No
CHRISTINE V. HAWKINS Redacted	Hmar2	No
GREENPOINT MORTGAGE FUNDING, INC. MIN: Redacted 100 WOODHOLLOW DRIVE NOVATO, CA 94945	Hmar1	No
JPMORGAN CHASE BANK, N.A. C/O CALIFORNIA RECONVEYANCE COMPANY MIN: Redacted 9200 OAKDALE AVENUE MAIL STOP: CA2-4379 CHATSWORTH, CA 91311	Hmar1	No
MERS MIN: Redacted P.O. BOX 2026 FLINT, MI 48501-2026	Hmar1	No
REPUBLIC SERVICES ACOT NO. 820-308 P.O. BOX 98508 LAS VEGAS, NV 89193-8508	Hmar1	No
Robert Hawkins 3263 Morning Springs Drive Henderson, NV 89074	Hmar1	No
Robert Hawkins Redacted	Hmar1	No
ROBERT M. HAWKINS 3263 MORNING SPRINGS DRIVE HENDERSON, NV 89074-8998	Hmar1	No
ROBERT M. HAWKINS Redacted	Hmar1	No

NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146



9171 9000 0718 6000 7280 11

N71869

Robert Hawkins
3263 Morning Springs Drive
Henderson, NV 89074

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APN # 177-24-514-043

NAS # N71869

North American Title # 38131

Property Address: 3263 Morning Springs Drive

DOCUMENT RECORDED ON 9/20/2012

DOCUMENT # 0001448 Book 20120820

Clark

COUNTY

DATE MAILED 9/28/2012

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NAS # N71269

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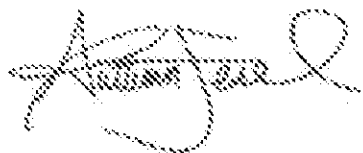
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Legal Description: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 43, LOT 50, BLOCK 10 in the County of Clark

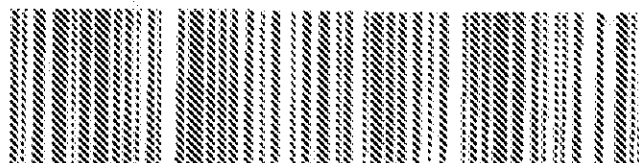
Dated: September 15, 2012



By: Autumn P. Fennell of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
(702) 804-8885
(888) 627-3544

NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146



9171 9006 6716 5090 7289 28

N71869

Robert Hawkins

Redacted

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APN # 177-24-514-043

NAS # N71869

North American Title # 38131

Property Address: 3263 Morning Springs Drive

DOCUMENT RECORDED ON 9/20/2012

DOCUMENT # 0001446 Book 20120920

Clark

COUNTY

DATE MAILED 9/28/2012

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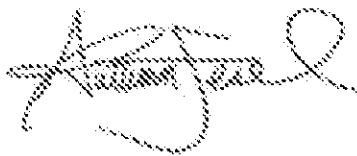
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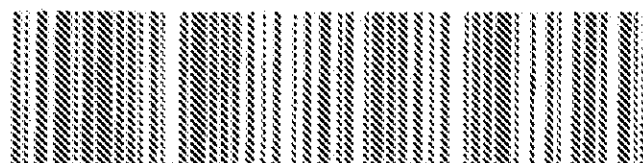
Dated: September 15, 2012



By: Autumn Pessel, of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

When Recorded Mail To:
Nevada Association Services, Inc.
6224 W. Desert Inn Road, Suite A
Las Vegas, NV 89146
(702) 804-8885
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NAS
6224 W Desert Inn Rd
Las Vegas, NV 89146



9171 9600 0719 8000 7289 35

N71869

ROBERT M. HAWKINS
3263 MORNING SPRINGS DRIVE
HENDERSON, NV 89074-6958

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APN # 177-24-514-043

NAS # N71869

North American Title # 38131

Property Address: 3263 Morning Springs Drive

DOCUMENT RECORDED ON 9/20/2012

DOCUMENT # 0001446 Book 20120820

Clerk

COUNTY

DATE MAILED 9/28/2012

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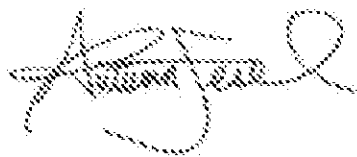
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Legal Description: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 16 in the County of Clark

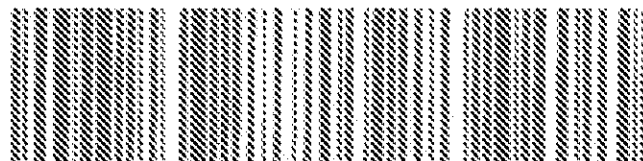
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9171 9000 0718 6000 7289 62

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Redacted

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APN # 177-24-514-043

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DOCUMENT # 0001446 Book 20120920

Clark

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DATE MAILED 9/26/2012

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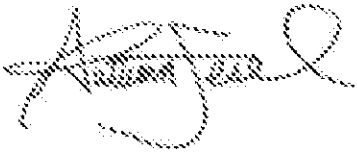
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Nevada Association Services, Inc. is a debt collector. Nevada Association Services, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

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: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark

Dated: September 15, 2012

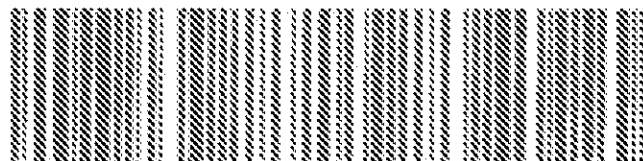


By: Autumn Fessel of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

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 9069 0718 5000 7288 58

N71869

GREENPOINT MORTGAGE FUNDING, INC.

MIN: Redacted

100 WOODHOLLOW DRIVE
NOVATO, CA 94945

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APN # 177-24-514-043

NAS # N71869

North American Title # 38131

Property Address: 3263 Morning Springs Drive

DOCUMENT RECORDED ON 9/26/2012

DOCUMENT # 0001446 Book 20120820

Clark

COUNTY

DATE MAILED 9/28/2012

**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.

This amount is \$2,126.00 as of September 15, 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
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reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes and hazard
insurance premiums.

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Canyon HOA, 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 # N71869

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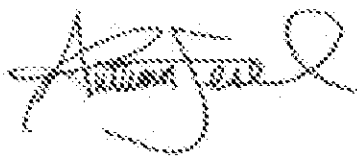
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Legal Description: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark

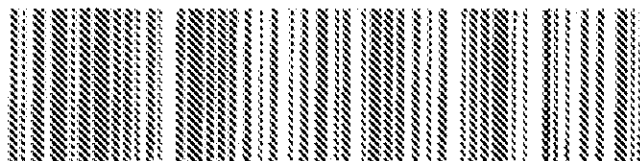
Dated: September 15, 2012



By: Autumn Beam of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

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 7289 86

N71869

MERS
MIN: **Redacted**
P.O. BOX 2026
FLINT, MI 48501-2026

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APN # 177-24-514-043

NAS # N71869

North American Title # 38131

Property Address: 3263 Morning Springs Drive

DOCUMENT RECORDED ON 9/20/2012

DOCUMENT # 0001446 Book 20120820

Clark

COUNTY

DATE MAILED 9/28/2012

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NAS # N71869

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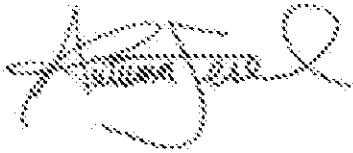
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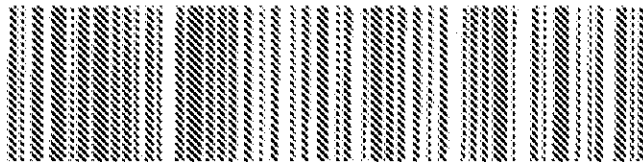
Dated: September 15, 2012



By: Autumn Fennell of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

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 9718 5000 7289 73

N71869

JPMORGAN CHASE BANK, N.A.
C/O CALIFORNIA RECONVEYANCE COMPANY
MIN: Redacted
9200 OAKDALE AVENUE
CHATSWORTH, CA 91311

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APN # 177-24-514-043
NAS # N71869
North American Title # 38131
Property Address: 3263 Morning Springs Drive

DOCUMENT RECORDED ON 9/20/2012
DOCUMENT # 0001446 Book 20120820
Clark COUNTY
DATE MAILED 9/28/2012

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NAS # N71869

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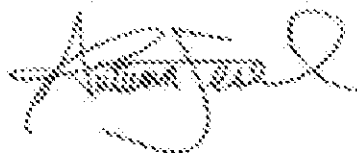
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Legal Description: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark

Dated: September 15, 2012

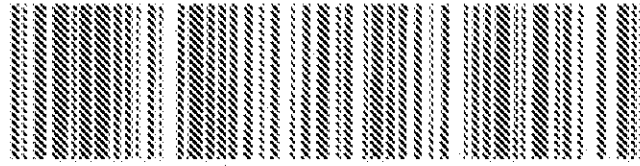


By: Autumn Fessel of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

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

N&S

6224 W Desert Inn Rd
Las Vegas, NV 89146



9171 9000 0718 9000 7288 80

N71869

CALIFORNIA RECONVEYANCE COMPANY
T.S. NO. 137803NV
9200 OAKDALE AVENUE
MAIL STOP: CA2-4379
CHATSWORTH, CA 91311

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APN # 177-24-514-043
NAS # N71869
North American Title # 38131
Property Address: 3263 Morning Springs Drive

DOCUMENT RECORDED ON 9/20/2012
DOCUMENT # 0001448 Book 20120820
Clark COUNTY
DATE MAILED 9/26/2012

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NAS # N71869

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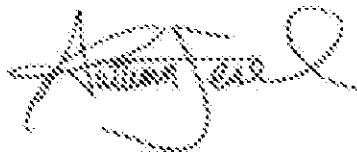
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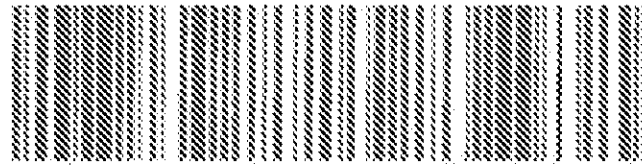
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By: Autumn R. Fessel of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

When Recorded Mail To:
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 9900 0718 5000 7289 37

N71869

REPUBLIC SERVICES
ACCT NO. 620-308
P.O. BOX 98508
LAS VEGAS, NV 89193-8508

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APN # 177-24-514-043
NAS # N71869
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DOCUMENT RECORDED ON 9/20/2012
DOCUMENT # 0001446 Book 20120820
Clark COUNTY
DATE MAILED 9/28/2012

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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 Robert M Hawkins, Christine V Hawkins, dated July 31, 2012, and recorded on August 3, 2012 as instrument number 0002972 Book 20120803 in the official records of Clark County, Nevada, executed by Pebble Canyon HOA, hereby declares that a breach of the obligation for which the Covenants Conditions and Restrictions, recorded on November 8, 1991, as instrument number 01962 Book 911106, as security has occurred in that the payments have not been made of homeowner's assessments due from 1/1/2011 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.

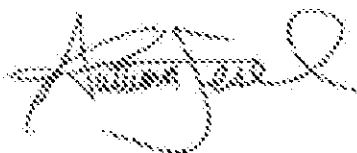
That by reason thereof, the Association has deposited with said agent such documents as the Covenants Conditions and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby due and payable and elects to cause the property to be sold to satisfy the 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: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 59, BLOCK 10 in the County of Clark

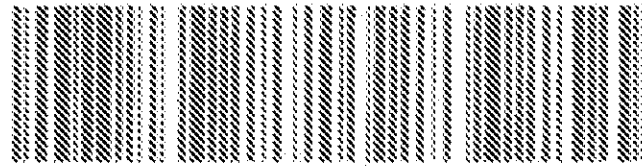
Dated: September 15, 2012



By: Autumn Pessl of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

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 7290 00

N71869

CHRISTINE V. HAWKINS
3283 MORNING SPRINGS DRIVE
HENDERSON, NV 89074-6958

"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 # 177-24-514-043
NAS # N71869
North American Title # 38131
Property Address: 3263 Morning Springs Drive

DOCUMENT RECORDED ON 9/20/2012
DOCUMENT # 0001446 Book 20120820
Clark COUNTY
DATE MAILED 9/28/2012

**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.

This amount is \$2,126.00 as of September 15, 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, Pebble Canyon HOA (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 Pebble
Canyon HOA, 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 # N71869

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 Robert M Hawkins, Christine V Hawkins, dated July 31, 2012, and recorded on August 3, 2012 as instrument number 0002972 Book 20120003 in the official records of Clark County, Nevada, executed by Pebble Canyon HOA, hereby declares that a breach of the obligation for which the Covenants Conditions and Restrictions, recorded on November 8, 1991, as instrument number 01962 Book 911108, as security has occurred in that the payments have not been made of homeowner's assessments due from 1/1/2011 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.

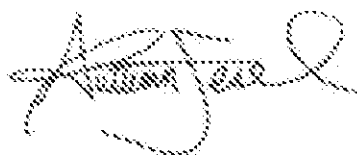
That by reason thereof, the Association has deposited with said agent such documents as the Covenants Conditions and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby due and payable and elects to cause the property to be sold to satisfy the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

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Legal Description: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark

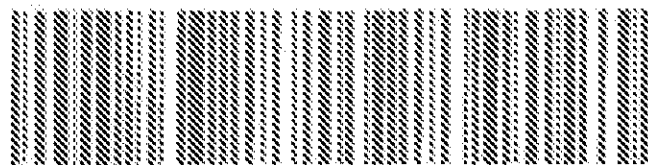
Dated: September 15, 2012



By: Autumn R. Peseel, of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

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 6000 0718 5000 7290 17

N71869

CHRISTINE V. HAWKINS

Redacted

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APN # 177-24-514-043
NAS # N71869
North American Title # 38131
Property Address: 3263 Morning Springs Drive

DOCUMENT RECORDED ON 9/20/2012
DOCUMENT # 0001448 Book 20120929
Clark COUNTY
DATE MAILED 9/28/2012

**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
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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.

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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
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Upon your request, this office will mail you a written itemization of the entire amount you must pay. You
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property is in foreclosure for any other reason, contact: Nevada Association Services, Inc. on behalf of Pebble
Canyon HOA, 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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assessment on your property.

NAS # N71869

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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 Robert M Hawkins, Christine V Hawkins, dated July 31, 2012, and recorded on August 3, 2012 as instrument number 0002972 Book 20120803 in the official records of Clark County, Nevada, executed by Pebble Canyon HOA, hereby declares that a breach of the obligation for which the Covenants Conditions and Restrictions, recorded on November 8, 1991, as instrument number 01962 Book 911108, as security has occurred in that the payments have not been made of homeowner's assessments due from 1/1/2011 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.

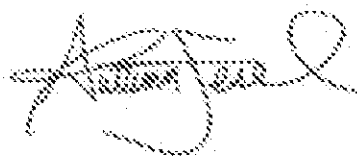
That by reason thereof, the Association has deposited with said agent such documents as the Covenants Conditions and Restrictions and documents evidencing the obligations secured thereby, and declares all sums secured thereby due and payable and elects to cause the property to be sold to satisfy the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

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Legal Description: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark

Dated: September 15, 2012

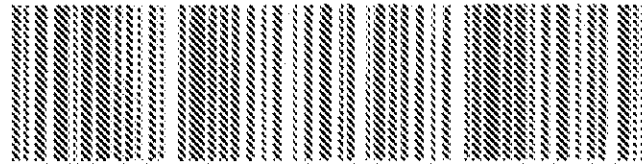


By: Autumn P. Fennell of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

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 7290 24

N71869

Christine Hawkins
3263 Morning Springs Drive
Henderson, NV 89074

"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 # 177-24-514-043
NAS # N71869
North American Title # 38131
Property Address: 3263 Morning Springs Drive

DOCUMENT RECORDED ON 9/20/2012
DOCUMENT # 0001446 Book 20120920
Clark COUNTY
DATE MAILED 9/26/2012

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
HOMEOWNERS ASSOCIATION LIEN**

IMPORTANT NOTICE

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NAS # N71869

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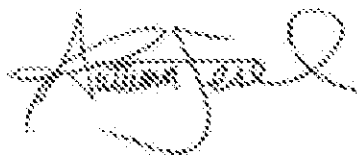
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Legal Description: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark

Dated: September 15, 2012



By: Autumn D Pessl of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

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

[illegible]

271800

Redacted

Chase-Hawkins_PebbleCreek-10-0284

APN # 177-24-514-043
NAS # N71869
North American Title # 38131
Property Address: 3263 Morning Springs Drive

DOCUMENT RECORDED ON 9/20/2012
DOCUMENT # 0001446 Book 20120920
Clark COUNTY
DATE MAILED 9/28/2012

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NAS # N71869

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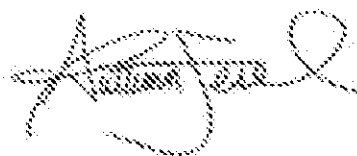
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Legal Description: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 in the County of Clark.

Dated: September 15, 2012



By: Autumn Pegg of Nevada Association Services, Inc.
on behalf of Pebble Canyon HOA

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

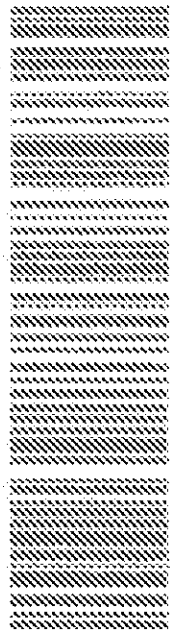
Notice of Default:

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.

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10



06

2020

ROBERT M. HAWKINS
3263 MORNING SPRINGS DRIVE
HENDERSON, NV 89074-6958

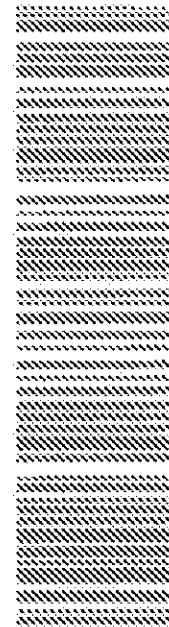
MIATE 091 652 SENDER 00 09/29/13
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 RC: 89146601224 *0294-00440-20-4-4

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6224 W Desert Inn Rd
Las Vegas, NV 89146

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2000

CHRISTINE V. HAWKINS
3263 MORNING SPRINGS DRIVE
HENDERSON, NV 89074-6952

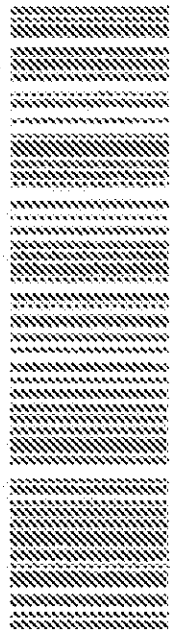
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 UNABLE TO FORWARD
 RC 891666174 *0394-00439-39-48

2009-10-10 10:10:10

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2020

ROBERT M. HAWKINS
3263 MORNING SPRINGS DRIVE
HENDERSON, NV 89074-6958

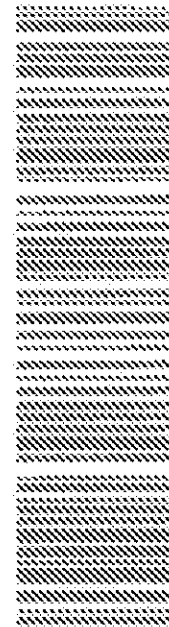
MIATE 091 652 SENDER 00 09/29/13
 RETURN TO
 NOT DELIVERABLE AS ADDRESSED
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2007-2008

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6224 W Desert Inn Rd
Las Vegas, NV 89146

[illegible]

2000

CHRISTINE V. HAWKINS
3263 MORNING SPRINGS DRIVE
HENDERSON, NV 89074-6952

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 NOT DELIVERABLE TO FORWARD
 UNABLE TO FORWARD
 RC 891666174 *0394-00439-39-48

2009-10-10 10:59

[illegible]

Chase-Hawkins_PebbleCreek_AA081010291

8823
6224 W Desert Inn Rd
Las Vegas, NV 89146

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2011-12-01

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Christine Hawkins
3263 Morning Springs Drive
Henderson, NV 89074

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Figure 6

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2006-07-27 14:00

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Las Vegas, NV 89146

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Robert Hawkins
3263 Morning Springs Drive
Henderson, NV 89074

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Figure 1

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Chase-Hawkins_PebbleCreek-AA-08110292

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.:
45010-12-38131G1

Customer Ref.:
N71869

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:
3283 Morning Springs Drive, Henderson, NV 89074-6958

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

☒ ENCUMBRANCES (MORTGAGES, DEEDS OF TRUST AND OR AGREEMENTS FOR SALE)
☒ SPECIFICALLY NAMING THE SUBJECT PROPERTY AND NOT RELEASED OF RECORD

☒ LIENS, JUDGMENTS AND/OR BANKRUPTCIES FOUND IN THE GENERAL INDEX

☒ 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:

ROBERT M. HAWKINS and CHRISTINE V. HAWKINS husband and wife as joint tenants

Search made through 09-12-12.

NORTH AMERICAN TITLE COMPANY

By: Terry Parks/JM

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.

Order No.: 45010-12-38131G1
Customer Ref.: N71859

EXHIBIT "A"

LOT FIFTY (50) IN BLOCK TEN (10) OF SEASONS AT PEBBLE CANYON, AS SHOWN BY MAP
THEREOF ON FILE IN BOOK 53 OF PLATS, PAGE 48, IN THE OFFICE OF THE COUNTY RECORDER
OF CLARK COUNTY, NEVADA.

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: 3263 Morning Springs Drive Henderson, NV 89074-6958, and the parcel number to be: 177-24-514-043.
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 2012 to 2013, lien now due and payable in the total amount of \$1,207.23

APN: 177-24-514-043

First installment of \$301.80 has been paid.

Second installment of \$301.81 unpaid and due first Monday in October.

Third installment of \$301.81 unpaid and due first Monday in January.

Fourth installment of \$301.81 unpaid and due first Monday in March.

8. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:

Amount: \$240,000.00

Dated: 06/07/06

Trustor: Robert M. Hawkins and Christine V. Hawkins, husband and wife as joint tenants

Trustee: Marin Conveyancing Corp.

Beneficiary: Mortgage Electronic Registration Systems, Inc.

Lender: GreenPoint Mortgage Funding, Inc.

Recorded: 06/12/06

Book No: 20060612

Document No. 3526

Loan No. 8007

MIN No.: Redacted

EXHIBIT B
(Continued)

An Assignment of the Beneficial Interest under said Deed of Trust names:

Assignee: JPMorgan Chase Bank, National Association
Recorded: 10/27/09
Book No.: 20091027
Document No.: 618

The Trustee under said Deed of Trust was substituted by a document:

The new Trustee is: California Reconveyance Company
Recorded: 10/27/09
Book No.: 20091027
Document No.: 619

Notice of Default and Election to Sell under the terms of the above Deed of Trust, recorded 10/27/09 in Book 20091027 as Document No. 620 of official records.

9. A Claim of Lien by Republic Services of Southern Nevada against Robert M. Hawkins & Christine V. Hawkins, amount claimed \$117.40, recorded 02/23/12 in Book 20120223 as Document No. 588 of official records.
10. Notice of Assessment

By: Pebble Canyon HOA
Amount Claimed: \$1,333.00
Recorded: 08/03/12
Book: 20120803
Document No.: 2972

A Notice of Default of an Assessment Lien recorded pursuant to the Declaration of Covenants, Conditions and Restrictions in:

Exception No.: 10
Executed by: Nevada Association Services, Inc. on behalf of Pebble Canyon HOA
Recorded: 09/20/12
Book No. 20120920
Document No. 1446

END OF EXHIBIT B

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:

Robert M. Hawkins
3263 Morning Springs Dr.
Henderson, NV 89074-6958

Christine V. Hawkins
3263 Morning Springs Dr.
Henderson, NV 89074-6958

Robert M. Hawkins

Redacted

Christine V. Hawkins

Redacted

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:

Pebble Canyon Homeowners Association
259 N. Pecos Rd. #100
Henderson, NV 89074

GreenPoint Mortgage Funding, Inc.
100 Woodhollow Dr.
Novato, CA 94945
Mfn: 100013800898380072

Mers
P.O. Box 2026
Flint, MI 48501-2026

Min: 1 **Redacted**

JPMorgan Chase Bank, N.A.
C/O California Reconveyance Company
9200 Oakdale Ave.
Mail Stop: CA2-4379
Chatsworth, CA 91311

Min: **Redacted**

Order No.: 45010-12-38131G1

EXHIBIT C Cont.

California Reconveyance Company
9200 Oakdale Ave.
Mail Stop: CA2-4379
Chatsworth, CA 91311
T.S. No. 137803NV

Republic Services
P.O. Box 98508
Las Vegas, NV 89193-8508
Acct No. 620-308

EXHIBIT C Cont.

4. City in which said land is located: Henderson
If not City, Judicial District in which said land is located: 8th District
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.



FINAL INVOICE

REFER INQUIRIES TO:

North American Title Company
3200 E. Camelback Road, Suite 150
Phoenix, AZ 85018
(702)726-8000

PREPARED BY
Accounting
PHONE NO.
(702)726-8000

County	Branch	Customer Phone No.	Escrow Order No.	Date	Customer Ref.
450	45010	(702)804-8888	45010-12-0813131	09/21/12	N71889

ADDRESS: NEVADA ASSOCIATION SERVICES, INC.
6224 W. DESERT INN ROAD, SUITE A
LAS VEGAS, NV 89148
ATTN: DAVID STONE

PROPERTY ADDRESS:
3253 Morning Springs Drive
Henderson, NV 89074-8958

TITLE INSURANCE FEES

AMOUNT DUE

Foreclosure Report	185.00
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.)

S460VTL0740 Rev. 7/8/2011

From: atp@nas-inc.com
To: LMontoya@tamhoa.com
Subject: Authorization to Publish - 3263 Morning Springs Drive / Pebble Canyon HOA / 40570
Attachments: N71869_AuthToPublish.pdf StatusReport_N71869.pdf Ledger_N71869.pdf N71869.pdf
Sent: 12/14/2012 8:04:20 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

December 14, 2012

Pebble Canyon HOA
c/o Terry Divine
Taylor Association Management
259 North Pecos, Ste. 100
Henderson, NV 89074

RE: 3263 Morning Springs Drive / NAS# N71869
Pebble Canyon HOA / Robert Hawkins
Acct#: 40570

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,

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

December 14, 2012

NAS #: N71869

Re: 3263 Morning Springs Drive / Robert Hawkins

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 KNOWLEDGE, 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.

Elissa Hollander

From: Jean Roberts [jroberts@tamhoa.com]
Sent: Wednesday, January 02, 2013 11:49 AM
To: Elissa Hollander
Subject: FW: Authorization to Publish - 3263 Morning Springs Drive / Pebble Canyon HOA / 40570
Attachments: NAS Auth to Publish 3263 Morning Springs 01-02-13.pdf

Attached is the signed Authorization to Publish for the above property along with current ledgers. Note that the Board of Directors for Pebble Canyon waived the 4th quarter 2012 and 1st quarter 2013 assessments for all owners. That is why there are no additional assessments added to the account since July 2012. The next quarterly assessment will be due April 1st, 2013 in the amount of \$48.00.

Jean Roberts
Accounting Dept.
Taylor Association Management
Centennial Office
Ph 702-818-4800
Fax 702-818-4899

From: Nevada Association Services, Inc. [mailto:elp@nas-inc.com]
Sent: Friday, December 14, 2012 8:04 PM
To: l.Montoya@tamhoa.com
Subject: Authorization to Publish - 3263 Morning Springs Drive / Pebble Canyon HOA / 40570

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.

PEBBLE CANYON HOA
Taylor Association Management Centennial
5550 Painted Mirage Rd Suite #330
Las Vegas, NV 89149-4584

Robert and Christine Hawkins

Redacted

Property Address: 3263 Morning Springs Dr.
Account #: 40570

Code	Date	Amount	Balance	Check#	Memo
	Balance Forward:	0.00			
Quarterly Assessment	1/1/2011	48.00	48.00		Quarterly Assessment
Late Fee	2/25/2011	10.00	58.00		Late Charge
Late Fee	3/25/2011	10.00	68.00		Late Charge
Quarterly Assessment	4/1/2011	48.00	116.00		Quarterly Assessment
Certified Mail Fee	4/19/2011	6.03	122.03		Certified Mail Fee
Intent to Lien Letter	4/19/2011	65.00	187.03		Intent to Lien Letter Fee
Late Fee	4/25/2011	10.00	197.03		Late Charge
Late Fee	5/25/2011	10.00	207.03		Late Charge
Credit: Cert. Mail Fee	5/27/2011	-6.03	201.00		
Credit: Intent to Lien fee	5/27/2011	-65.00	136.00		
Late Fee	8/25/2011	10.00	146.00		Late Charge
Quarterly Assessment	7/1/2011	48.00	194.00		Quarterly Assessment
Late Fee	7/25/2011	10.00	204.00		Late Charge
Late Fee	8/25/2011	10.00	214.00		Late Charge
Late Fee	9/25/2011	10.00	224.00		Late Charge
Quarterly Assessment	10/1/2011	48.00	272.00		Quarterly Assessment
Late Fee	10/25/2011	10.00	282.00		Late Charge
Late Fee	11/25/2011	10.00	292.00		Late Charge
Late Fee	12/25/2011	10.00	302.00		Late Charge
Quarterly Assessment	1/1/2012	48.00	350.00		Quarterly Assessment
Late Fee	1/25/2012	10.00	360.00		Late Charge
Late Fee	2/25/2012	10.00	370.00		Late Charge
Late Fee	3/25/2012	10.00	380.00		Late Charge
Quarterly Assessment	4/1/2012	48.00	428.00		Quarterly Assessment
Late Fee	4/25/2012	10.00	438.00		Late Charge
Balance Due Notice	4/25/2012	15.00	453.00		Balance Due Notice Fee
Balance Due Notice	5/25/2012	15.00	468.00		Late Charge
Balance Due Notice	5/25/2012	-15.00	453.00		Voided through Batch Void
Late Fee	5/25/2012	10.00	463.00		Late Charge
Late Fee	6/25/2012	10.00	473.00		Late Charge
Quarterly Assessment	7/1/2012	48.00	521.00		Quarterly Assessment
Late Fee	7/25/2012	10.00	531.00		Late Charge
Late Fee	8/25/2012	10.00	541.00		Late Charge

Taylor Association Management Centennial | 5550 Painted Mirage Rd Suite #330 | Las Vegas, NV 89149-4584 | 702-810-4900

1/2/2013

Make check payable to: PEBBLE CANYON HOA

Page 1 of 2

PEBBLE CANYON HOA
Taylor Association Management Centennial
5550 Painted Mirage Rd Suite #330
Las Vegas, NV 89149-4584

Code	Date	Amount	Balance	Check#	Memo
Late Fee	9/25/2012	10.00	661.00		Late Charge
Late Fee	10/25/2012	10.00	661.00		Late Charge
Late Fee	11/25/2012	10.00	671.00		Late Charge
Late Fee	12/25/2012	10.00	681.00		Late Charge
Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance:	681.00
10.00	10.00	10.00	661.00		



PEBBLE CANYON HOA

5550 Painted Mirage Rd Suite #330

Las Vegas, NV 89149-4584

Robert and Christine Hawkins

Redacted

Property Address: 3263 Morning Springs Dr.

Account #: 50674

Code	Date	Amount	Balance	Check#	Memo
Violation Fine	10/18/2011	100.00	100.00		dead/dying lawn
Violation Fine	1/17/2012	100.00	200.00		weekly fine
Violation Fine	1/24/2012	100.00	300.00		weekly fine
Violation Fine	1/31/2012	100.00	400.00		weekly fine
Violation Fine	2/7/2012	100.00	500.00		weekly fine
Violation Fine	2/14/2012	100.00	600.00		weekly fine
Violation Fine	2/21/2012	100.00	700.00		weekly fine
Violation Fine	2/28/2012	100.00	800.00		weekly fine
Violation Fine	3/6/2012	100.00	900.00		weekly fine
Violation Fine	3/13/2012	100.00	1,000.00		weekly fine
Violation Fine	3/20/2012	100.00	1,100.00		weekly fine
Violation Fine	3/27/2012	100.00	1,200.00		weekly fine
Violation Fine	4/3/2012	100.00	1,300.00		weekly fine
Violation Fine	4/10/2012	100.00	1,400.00		weekly fine
Violation Fine	4/17/2012	100.00	1,500.00		weekly fine
Violation Fine	4/24/2012	100.00	1,600.00		weekly fine
Violation Fine	5/1/2012	100.00	1,700.00		weekly fine
Violation Fine	5/8/2012	100.00	1,800.00		weekly fine
Violation Fine	5/15/2012	100.00	1,900.00		weekly fine
Violation Fine	5/22/2012	100.00	2,000.00		weekly fine
Violation Fine	5/29/2012	100.00	2,100.00		weekly fine
Violation Fine	6/5/2012	100.00	2,200.00		weekly fine
Violation Fine	6/12/2012	100.00	2,300.00		weekly fine
Violation Fine	6/19/2012	100.00	2,400.00		weekly fine
Violation Fine	6/26/2012	100.00	2,500.00		weekly fine
Violation Fine	7/3/2012	100.00	2,600.00		weekly fine
Violation Fine	7/10/2012	100.00	2,700.00		weekly fine
Violation Fine	7/17/2012	100.00	2,800.00		weekly fine

Taylor Association Management Confidential | 5550 Painted Mirage Rd Suite #330 | Las Vegas, NV 89149-4584 | 702-818-4900

Make check payable to: PEBBLE CANYON HOA

1/2/2013

Page 1 of 2



PEBBLE CANYON HOA

5550 Painted Mirage Rd Suite #330

Las Vegas, NV 89149-4584

Code	Date	Amount	Balance	Check#	Memo
Violation Fine	7/24/2012	100.00	2,900.00		weekly fine
Violation Fine	7/31/2012	100.00	3,000.00		weekly fine
Violation Fine	8/7/2012	100.00	3,100.00		weekly fine
Violation Fine	8/14/2012	100.00	3,200.00		weekly fine
Violation Fine	8/21/2012	100.00	3,300.00		weekly fine
Violation Fine	8/28/2012	100.00	3,400.00		weekly fine
Violation Fine	9/4/2012	100.00	3,500.00		weekly fine
Violation Fine	9/11/2012	100.00	3,600.00		weekly fine
Violation Fine	9/18/2012	100.00	3,700.00		weekly fine
Violation Fine	9/25/2012	100.00	3,800.00		weekly fine
Violation Fine	10/2/2012	100.00	3,900.00		weekly fine
Violation Fine	10/9/2012	100.00	4,000.00		weekly fine
Violation Fine	10/16/2012	100.00	4,100.00		weekly fine
Violation Fine	10/23/2012	100.00	4,200.00		weekly fine
Violation Fine	10/30/2012	100.00	4,300.00		weekly fine
Violation Fine	11/6/2012	100.00	4,400.00		weekly fine
Violation Fine	11/13/2012	100.00	4,500.00		weekly fine
Violation Fine	11/20/2012	100.00	4,600.00		weekly fine
Violation Fine	11/27/2012	100.00	4,700.00		weekly fine
Violation Fine	12/4/2012	100.00	4,800.00		weekly fine
Violation Fine	12/11/2012	100.00	4,900.00		weekly fine
Violation Fine	12/18/2012	100.00	5,000.00		weekly fine
Violation Fine	12/25/2012	100.00	5,100.00		weekly fine
Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance:	5,100.00
400.00	400.00	400.00	3,900.00		

Taylor Association Management Centennial | 5550 Painted Mirage Rd Suite #330 | Las Vegas, NV 89149-4584 | 702-819-4900

Make check payable to: PEBBLE CANYON HOA

1/2/2013

Page 2 of 2

AUTHORIZATION TO PUBLISH NON-JUDICIAL FORECLOSURE SALE

December 14, 2012

NAS #: N71869

Re: 3263 Morning Springs Drive / Robert Hawkins

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 KNOWLEDGE, 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.

Chris Lechner
Print Name

[Signature]
Signature

Dec 19, 2012
Date

JAN 02 2013

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) 804-8886
Fax (702) 804-8887
Toll Free (888) 827-5544

December 14, 2012

Pebble Canyon HOA
c/o Terry Divine
Taylor Association Management
259 North Pecos, Ste. 100
Henderson, NV 89074

RE: 3263 Morning Springs Drive / NAS# N71869
Pebble Canyon HOA / Robert Hawkins
Acct#: 40570

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,

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.

Order No.: 46010-12-38131G1
Customer Ref.: N71868

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 OCTOBER 24, 2012 IN BOOK 20121024 AS
DOC/INST. NO.: 0000102 OF OFFICIAL RECORDS.

MAIL TO:

REPUBLIC SERVICES
P.O. BOX 98508
LAS VEGAS, NV 89193-8508
ACCT # 620-308

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 Parkshin
Authorized Signature

Handwritten notes:
UP Tax Dept
Cust
24 Cst
11 Cst
= 244 = 128

**NOTICE OF CLAIM OF LIEN
FOR SOLID WASTE SERVICE**

PARCEL# 177-24-514-043
Account # 620-308

NOTICE IS HEREBY GIVEN that: Clark County on behalf of
or in the name of lien claimant Republic Silver State Disposal, Inc.,
DBA Republic Services hereby claims a lien pursuant to:
NEVADA REVISED STATUTES
CHAPTER 44A.520

in the amount of \$236.60 , on and against the real property
of: HAWKINS ROBERT M & CHRISTINE V

said property being legally described as follows:
SEASONS AT PEBBLE CANYON
FLAT BOOK 53 PAGE 45
LOT 50 BLOCK 10

and commonly known as: 3263 MORNING SPRINGS DR, HENDERSON NV 89074-6958
Clark County, Las Vegas, Nevada 890746958

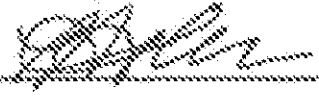
The lien claimed against the interest of: HAWKINS ROBERT M & CHRISTINE V as owner of the
above-described property is for solid waste collection, charges, fees and penalties charged by:
REPUBLIC SERVICES

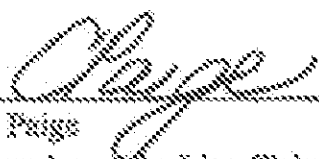
as contractor of CLARK COUNTY for the period from 4/01/2012 to 9/30/2012

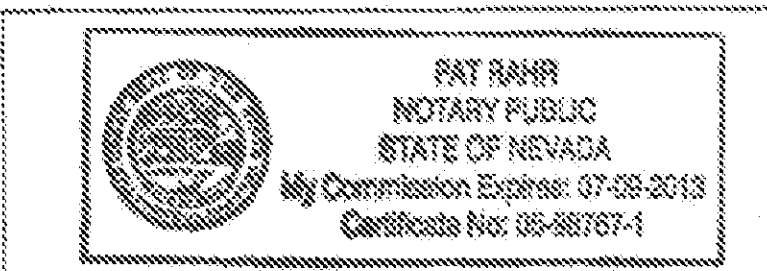
That the record owner of the property was given written notice of delinquency at his last address shown by the
records of the County Assessor and that after the expiration of fifteen (15) days of said notice, the said record
owner has failed and neglected to pay the amount of the charges, fees and penalties due as aforesaid.

STATE OF NEVADA) CAROLYN PAIGE, being first duly sworn according to law, deposes and says:
COUNTY OF CLARK) ss: 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 19th day of October, 2012


Notary Public

By: 
Carolyn Paige
Representative of the Lien Claimant
Republic Silver State Disposal, Inc., DBA Republic Services



WHEN RECORDED, RETURN TO:
REPUBLIC SERVICES
P.O. BOX 98508
LAS VEGAS, NEVADA 89193-8508

Inet #: 201210240000102
Fees: \$17.00
N/C Fee: \$0.00
10/24/2012 06:38:44 AM
Receipt #: 1355236
Requestor:
REPUBLIC SERVICES
Recorded By: COZIN Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER

No match found

PACER Service Center			
Transaction Receipt			
01/31/2013 16:06:38			
PACER Login:	na6762	Client Code:	
Description:	Search	Search Criteria:	LName: hawkins FName: christine Open Cases: included
Billable Pages:	1	Cost:	0.10

GENERAL INFORMATION	
PARCEL NO.	177-24-514-043
OWNER AND MAILING ADDRESS	HAWKINS ROBERT M & CHRISTINE V 3263 MORNING SPRINGS DR HENDERSON NV 89074-6958
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	3263 MORNING SPRINGS DR PARADISE
ASSESSOR DESCRIPTION	SEASONS AT PEBBLE CANYON PLAT BOOK 52 PAGE 45 LOT 50 BLOCK 15 SEC 24 TWP 22 RNG 61
RECORDED DOCUMENT NO.	* 20080812:03523
RECORDED DATE	06/12/2008
VESTING	JOINT TENANCY

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	470
APPRAISAL YEAR	2012
FISCAL YEAR	12-13
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2012-13	2013-14
LAND	8750	8750
IMPROVEMENTS	32413	31188
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	41163	39938
TAXABLE LAND+IMP (SUBTOTAL)	117609	114109
COMMON ELEMENT ALLOCATION ASSO	0	0
TOTAL ASSESSED VALUE	41163	39938
TOTAL TAXABLE VALUE	117609	114109

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.12 Acres
ORIGINAL CONST. YEAR	1993
LAST SALE PRICE MONTH/YEAR	360000 06/06
LAND USE	1-10 RESIDENTIAL SINGLE FAMILY

2/1/2013

DWELLING UNITS

1

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	1292	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	1292	STORIES	ONE STORY	POOL	NO
2ND FLOOR SQ. FT.	0	BEDROOMS	3	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	2 FULL	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	420	FIREPLACE	1	ROOF TYPE	CONCRETE TILE
CASITA SQ. FT.*	0				

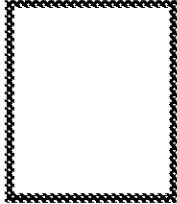
*Note: Casita square footage not included in Total Living square footage.

2/1/2013

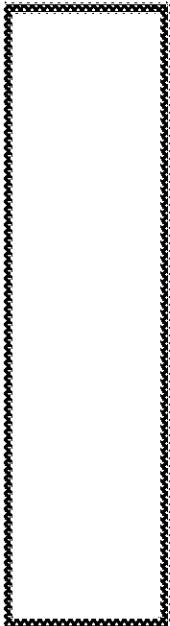
Elissa Hollander

From: Elissa Hollander
Sent: Monday, February 04, 2013 9:32 AM
To: Silvia De La Mora
Subject: New Orders
Attachments: SKMBT_42113020409260.pdf

Enclosed please find my orders for the following:



N71869



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.

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: N71869

Priority No:

We request the following services as checked:

1. ☒ YES ☐ NO

Publishing the enclosed Notice of Sale in the:
Nevada Legal News, on

02/08/13

02/15/13

02/22/13

Sale Date:

03/01/13

2. ☒ YES ☐ NO

Post / Serve as required

3. ☐ YES ☒ 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

PEBBLE CANYON HOA
Taylor Association Management Centennial
5550 Painted Mirage Rd Suite #330
Las Vegas, NV 89149-4584

Robert and Christine Hawkins

Redacted

Property Address: 3263 Morning Springs Dr.
Account #: 40570

Code	Date	Amount	Balance	Check#	Memo
	Balance Forward:	0.00			
A1	1/1/2008	48.00	48.00		APPLY CHARGES
PP	1/26/2008	-48.00	0.00	1938	1938 080125
PP	3/31/2008	-48.00	-48.00	1993	1993 080331
A1	4/1/2008	48.00	0.00		APPLY CHARGES
PP	6/30/2008	-48.00	-48.00	777777	777777 080630
A1	7/1/2008	48.00	0.00		APPLY CHARGES
A1	10/1/2008	48.00	48.00		APPLY CHARGES
PP	10/14/2008	-48.00	0.00	777777	777777 081014
A1	1/1/2009	48.00	48.00		APPLY CHARGES
PP	1/15/2009	-48.00	0.00	2071	2071 080115
A1	4/1/2009	48.00	48.00		APPLY CHARGES
PP	4/10/2009	-48.00	0.00	777777	777777 090410
A1	7/1/2009	48.00	48.00		APPLY CHARGES
PP	7/10/2009	-48.00	0.00	777777	777777 090710
12	8/27/2009	5.98	5.98		EXPENSE ADJ
PP	9/1/2009	-5.98	0.00	777777	777777 090901
A1	10/1/2009	48.00	48.00		APPLY CHARGES
PP	10/14/2009	-48.00	0.00	777777	777777 091014
A1	1/1/2010	48.00	48.00		APPLY CHARGES
PP	1/7/2010	-48.00	0.00	777777	777777 100107
A1	4/1/2010	48.00	48.00		APPLY CHARGES
PP	4/20/2010	-48.00	0.00	777777	777777 100420
A1	7/1/2010	48.00	48.00		APPLY CHARGES
PP	7/22/2010	-48.00	0.00	777777	777777 100722
12	9/27/2010	5.98	5.98		EXPENSE ADJ
A1	10/1/2010	48.00	53.98		APPLY CHARGES
PP	10/15/2010	-53.98	0.00	90	90 101015
Quarterly Assessment	1/1/2011	48.00	48.00		Quarterly Assessment
Late Fee	2/25/2011	10.00	58.00		Late Charge
Late Fee	3/25/2011	10.00	68.00		Late Charge
Quarterly Assessment	4/1/2011	48.00	116.00		Quarterly Assessment
Certified Mail Fee	4/19/2011	6.00	122.00		Certified Mail Fee
Intent to Lien Letter	4/19/2011	65.00	187.00		Intent to Lien Letter Fee
Late Fee	4/25/2011	10.00	197.00		Late Charge
Late Fee	5/25/2011	10.00	207.00		Late Charge
Credit: Cert. Mail Fee	5/27/2011	-6.00	201.00		
Credit: Intent to Lien fee	5/27/2011	-65.00	136.00		
Late Fee	6/25/2011	10.00	146.00		Late Charge

Taylor Association Management Centennial | 5550 Painted Mirage Rd Suite #330 | Las Vegas, NV 89149-4584 | 702-818-4900

1/28/2013

Make check payable to: PEBBLE CANYON HOA

Page 1 of 2

PEBBLE CANYON HOA
Taylor Association Management Centennial
5550 Painted Mirage Rd Suite #330
Las Vegas, NV 89149-4584

Code	Date	Amount	Balance	Check#	Memo
Quarterly Assessment	7/1/2011	48.00	194.00		Quarterly Assessment
Late Fee	7/25/2011	10.00	204.00		Late Charge
Late Fee	8/25/2011	10.00	214.00		Late Charge
Late Fee	9/25/2011	10.00	224.00		Late Charge
Quarterly Assessment	10/1/2011	48.00	272.00		Quarterly Assessment
Late Fee	10/25/2011	10.00	282.00		Late Charge
Late Fee	11/25/2011	10.00	292.00		Late Charge
Late Fee	12/25/2011	10.00	302.00		Late Charge
Quarterly Assessment	1/1/2012	48.00	350.00		Quarterly Assessment
Late Fee	1/25/2012	10.00	360.00		Late Charge
Late Fee	2/25/2012	10.00	370.00		Late Charge
Late Fee	3/25/2012	10.00	380.00		Late Charge
Quarterly Assessment	4/1/2012	48.00	428.00		Quarterly Assessment
Late Fee	4/25/2012	10.00	438.00		Late Charge
Balance Due Notice	4/25/2012	15.00	453.00		Balance Due Notice Fee
Balance Due Notice	5/25/2012	15.00	468.00		Late Charge
Balance Due Notice	5/25/2012	15.00	453.00		Voided through Batch Void
Late Fee	5/25/2012	10.00	463.00		Late Charge
Late Fee	6/25/2012	10.00	473.00		Late Charge
Quarterly Assessment	7/1/2012	48.00	521.00		Quarterly Assessment
Late Fee	7/25/2012	10.00	531.00		Late Charge
Late Fee	8/25/2012	10.00	541.00		Late Charge
Late Fee	9/25/2012	10.00	551.00		Late Charge
Late Fee	10/25/2012	10.00	561.00		Late Charge
Late Fee	11/25/2012	10.00	571.00		Late Charge
Late Fee	12/25/2012	10.00	581.00		Late Charge
Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance: 581.00	
0.00	10.00	10.00	561.00		

5800-VIOL

76381

BA

PEBBLE CANYON HOA
Taylor Association Management Centennial
5550 Painted Mirage Rd Suite #330
Las Vegas, NV 89149-4584

Robert and Christine Hawkins

Redacted

Property Address: 3283 Morning Springs Dr.
Account #: 50874

Code	Date	Amount	Balance	Check#	Memo
	Balance Forward:	0.00			
Violation Fine	10/18/2011	100.00	100.00		dead/dying lawn
Violation Fine	1/17/2012	100.00	200.00		weekly fine
Violation Fine	1/24/2012	100.00	300.00		weekly fine
Violation Fine	1/31/2012	100.00	400.00		weekly fine
Violation Fine	2/7/2012	100.00	500.00		weekly fine
Violation Fine	2/14/2012	100.00	600.00		weekly fine
Violation Fine	2/21/2012	100.00	700.00		weekly fine
Violation Fine	2/28/2012	100.00	800.00		weekly fine
Violation Fine	3/6/2012	100.00	900.00		weekly fine
Violation Fine	3/13/2012	100.00	1,000.00		weekly fine
Violation Fine	3/20/2012	100.00	1,100.00		weekly fine
Violation Fine	3/27/2012	100.00	1,200.00		weekly fine
Violation Fine	4/3/2012	100.00	1,300.00		weekly fine
Violation Fine	4/10/2012	100.00	1,400.00		weekly fine
Violation Fine	4/17/2012	100.00	1,500.00		weekly fine
Violation Fine	4/24/2012	100.00	1,600.00		weekly fine
Violation Fine	5/1/2012	100.00	1,700.00		weekly fine
Violation Fine	5/8/2012	100.00	1,800.00		weekly fine
Violation Fine	5/15/2012	100.00	1,900.00		weekly fine
Violation Fine	5/22/2012	100.00	2,000.00		weekly fine
Violation Fine	5/29/2012	100.00	2,100.00		weekly fine
Violation Fine	6/5/2012	100.00	2,200.00		weekly fine
Violation Fine	6/12/2012	100.00	2,300.00		weekly fine
Violation Fine	6/19/2012	100.00	2,400.00		weekly fine
Violation Fine	6/26/2012	100.00	2,500.00		weekly fine
Violation Fine	7/3/2012	100.00	2,600.00		weekly fine
Violation Fine	7/10/2012	100.00	2,700.00		weekly fine
Violation Fine	7/17/2012	100.00	2,800.00		weekly fine
Violation Fine	7/24/2012	100.00	2,900.00		weekly fine
Violation Fine	7/31/2012	100.00	3,000.00		weekly fine
Violation Fine	8/7/2012	100.00	3,100.00		weekly fine
Violation Fine	8/14/2012	100.00	3,200.00		weekly fine
Violation Fine	8/21/2012	100.00	3,300.00		weekly fine
Violation Fine	8/28/2012	100.00	3,400.00		weekly fine
Violation Fine	9/4/2012	100.00	3,500.00		weekly fine
Violation Fine	9/11/2012	100.00	3,600.00		weekly fine
Violation Fine	9/18/2012	100.00	3,700.00		weekly fine
Violation Fine	9/25/2012	100.00	3,800.00		weekly fine

Taylor Association Management Centennial | 5550 Painted Mirage Rd Suite #330 | Las Vegas, NV 89149-4584 | 702-318-4900

1/28/2013

Make check payable to: PEBBLE CANYON HOA

Page 1 of 2

PEBBLE CANYON HOA
Taylor Association Management Centennial
5550 Painted Mirage Rd Suite #330
Las Vegas, NV 89149-4584

Code	Date	Amount	Balance	Check#	Memo
Violation Fine	10/2/2012	100.00	3,900.00		weekly fine
Violation Fine	10/9/2012	100.00	4,000.00		weekly fine
Violation Fine	10/16/2012	100.00	4,100.00		weekly fine
Violation Fine	10/23/2012	100.00	4,200.00		weekly fine
Violation Fine	10/30/2012	100.00	4,300.00		weekly fine
Violation Fine	11/6/2012	100.00	4,400.00		weekly fine
Violation Fine	11/13/2012	100.00	4,500.00		weekly fine
Violation Fine	11/20/2012	100.00	4,600.00		weekly fine
Violation Fine	11/27/2012	100.00	4,700.00		weekly fine
Violation Fine	12/4/2012	100.00	4,800.00		weekly fine
Violation Fine	12/11/2012	100.00	4,900.00		weekly fine
Violation Fine	12/18/2012	100.00	5,000.00		weekly fine
Violation Fine	12/18/2012	100.00	5,100.00		weekly fine
Violation Fine	12/25/2012	100.00	5,200.00		weekly fine
Violation Fine	12/26/2012	100.00	5,300.00		weekly fine
Violation Fine	1/1/2013	100.00	5,400.00		weekly fine
Violation Fine	1/8/2013	100.00	5,500.00		weekly fine
Violation Fine	1/15/2013	100.00	5,600.00		weekly fine
Violation Fine	1/22/2013	100.00	5,700.00		weekly fine
Violation Fine	1/29/2013	100.00	5,800.00		weekly fine
Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance:	5,800.00
500.00	500.00	500.00	4,300.00		

Hawkins, Robert
3263 Morning Springs Drive

Pebble Canyon HOA
Account No.: 40570

NAS #N71869

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

	Qty	<u>Quarterly</u> Present Rate	<u>CURRENT</u> NAS FEES	<u>TOTAL</u> NAS COSTS
<i>Dates of Delinquency:</i>		1/1/2011	1/1/2011	1/1/2011
01/01/2011-2/1/2013		2/1/2013	2/1/2013	2/1/2013
Balance Forward		0.00	0.00	0.00
Assessment Amount		48.00	0.00	0.00
No. of Periods Delinquent	7		0	0
Total Assessments Due		336.00	0.00	0.00
Late fee amount		10.00	0.00	0.00
No. of Periods Late Fees Incurred	23		0	0
Total Late Fees Due		230.00	0.00	0.00
Interest Due		0.00	0.00	0.00
Violations (Started 10/18/2011)		5800.00	0.00	0.00
Mgmt Intent to Lien		0.00	0.00	0.00
Misc. Balance Due Notice		15.00	0.00	0.00
Management Co. Fee/ Admin Fee		200.00	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	128.00	189.76
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
Prepares/Record Deed		0.00	0.00	0.00
Property Transfer Tax		0.00	0.00	0.00
Subtotals		\$6581.00	\$1468.00	\$893.43

<u>Credit</u>	<u>Date</u>	<u>Type</u>	<u>Amount</u>	<u>Payment Credits</u>	<u>Amount</u>
Backout Violations	1/28/2013	Violations	(5800.00)	Assessments/Violations	(0.00)
			(0.00)	Interest	(0.00)
				Late charges	(0.00)
				Management Co	(0.00)
				NAS Fees	(0.00)
				NAS Costs	(0.00)

OTHER CREDITS
TOTAL

(5800.00)

PAYMENTS TOTAL 0.00

TOTAL 3142.43

Construction Defects
NO Tax Lien
[Signature]

Assessments:	\$331.00
Interest:	\$0.00
Late charges:	\$230.00
Management Co:	\$200.00
Collection fees:	\$1468.00
Collection costs:	\$893.43
GRAND TOTAL:	\$3142.43

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.

2/1/2013

APN # 177-24-514-043
Pebble Canyon HOA

NAS # N71869

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, July 31, 2012. 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 3/1/2013 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 November 8, 1991 as instrument number 01962 Book 911108 of official records of Clark County, Nevada Association Services, Inc., as duly appointed agent under that certain Delinquent Assessment Lien, recorded on August 3, 2012 as document number 0002972 Book 20120803 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: 3263 Morning Springs Drive, Henderson, NV 89074. Said property is legally described as: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10, 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: Robert M Hawkins, Christine V Hawkins

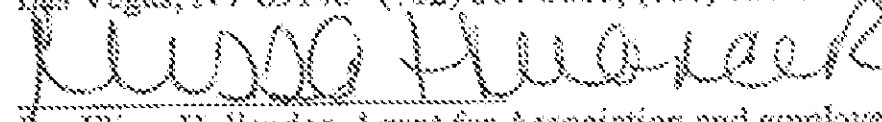
The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy 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 \$3,142.43. 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 9/20/2012 as instrument number 0001446 Book 20120920 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.

February 1, 2013

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

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.

Trustee's Sale Number 1869

[Attachments Here]

STATE OF NEVADA

COUNTY OF CLARK

ss.

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 FEB 04 2013

Signature Suzanne J. Pickett

No Insurance Coverage Provided
Do Not Use for International Mail

Receipt for Certified Mail

USPS

POSTMARK OR DATE

RETURN	POSTAGE	CERTIFIED FEE	RETURN RECEIPT FEE	RESTRICTED DELIVERY	TOTAL POSTAGE & FEES

PS Form 3800, January 2005

5-21

REFERENCE:

SENDER:

TS No. N71869

TO:
GREENPOINT MORTGAGE FUNDING
MINI
Redacted
100 WOODHOLLOW DRIVE
NOVATO, CA 94945

7196 9008 9111 9084 1499

No Insurance Coverage Provided
Do Not Use for International Mail

Receipt for Certified Mail

USPS

POSTMARK OR DATE

RETURN	POSTAGE	CERTIFIED FEE	RETURN RECEIPT FEE	RESTRICTED DELIVERY	TOTAL POSTAGE & FEES

PS Form 3800, January 2005

5-21

REFERENCE:

SENDER:

TS No. N71869

TO:
ROBERT M. HAWKINS
Redacted

7196 9008 9111 9084 1512

No Insurance Coverage Provided
Do Not Use for International Mail

Receipt for Certified Mail

USPS

POSTMARK OR DATE

RETURN	POSTAGE	CERTIFIED FEE	RETURN RECEIPT FEE	RESTRICTED DELIVERY	TOTAL POSTAGE & FEES

PS Form 3800, January 2005

5-21

REFERENCE:

SENDER:

TS No. N71869

TO:
MEMS
Redacted
MINI
Redacted
P.O. BOX 2026
FLINT, MI 48501-2026

7196 9008 9111 9084 1442

No Insurance Coverage Provided
Do Not Use for International Mail

Receipt for Certified Mail

USPS

POSTMARK OR DATE

RETURN	POSTAGE	CERTIFIED FEE	RETURN RECEIPT FEE	RESTRICTED DELIVERY	TOTAL POSTAGE & FEES

PS Form 3800, January 2005

5-21

REFERENCE:

SENDER:

TS No. N71869

TO:
CHRISTINE V. HAWKINS
Redacted

7196 9008 9111 9084 1505

7196 9008 9111 9084 1468

TO: CALIFORNIA RECONVEYANCE COM
T.S. NO. 137803NV
9200 OAKDALE AVENUE
MAIL STOP: CA2-4379
CHATSWORTH, CA 91311

SENDER: TS No.: N71859

REFERENCE:

7196 9008 9111 9084 1475

TO: JPMORGAN CHASE BANK, N.A.
C/O CALIFORNIA RECONVEYANCE (MNL)
9200 OAKDALE AVENUE
MAIL STOP: CA2-4379
CHATSWORTH, CA 91311

SENDER: TS No.: N71859

REFERENCE:

7196 9008 9111 9084 1451

TO: REPUBLIC SERVICES
ACCT NO. 620-308
P.O. BOX 98508
LAS VEGAS, NV 89193-8508

SENDER: TS No.: N71859

REFERENCE:

PS Form 3800, January 2006
RETURN
RECEIPT
SERVICE
Postage
Certified Fee
Return Receipt Fee
Restricted Delivery
Total Postage & Fees

USPS®
Receipt for
Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

PS Form 3800, January 2006
RETURN
RECEIPT
SERVICE
Postage
Certified Fee
Return Receipt Fee
Restricted Delivery
Total Postage & Fees

USPS®
Receipt for
Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

PS Form 3800, January 2006
RETURN
RECEIPT
SERVICE
Postage
Certified Fee
Return Receipt Fee
Restricted Delivery
Total Postage & Fees

USPS®
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.

PS Form 3811, January 2003



71% 9008 9111 9084 1543

Service Type CERTIFIED MAIL™

Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

Article Addressed to:

State of Nevada

Ombudsman for Common-Interest Communities

11 East Sahara Avenue, #102
Las Vegas, Nevada 89104

FEB 0 0 2013

NEVADA ASSN SERVICES

Pebble Canyon HOA

TS No.: N71859

Hawkins

A. Received by (Please Print Clearly)

C. Signature

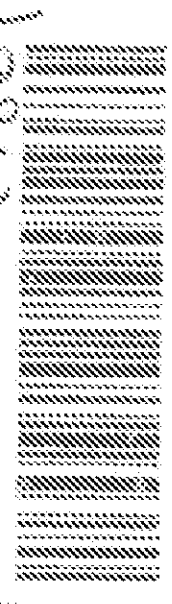
☐ Agent

☐ Addressee

☐ Yes

☐ No

D. Is delivery address different from item 1? If YES, enter delivery address below:



71% 9008 9111 9084 1451

Service Type CERTIFIED MAIL™

Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

Article Addressed to:

REPUBLIC SERVICES

ACCT NO. 620-308

1 BOX 98508
LAS VEGAS, NV 89193-8508

FEB 0 7 2013

NEVADA ASSN SERVICES

TS No.: N71859

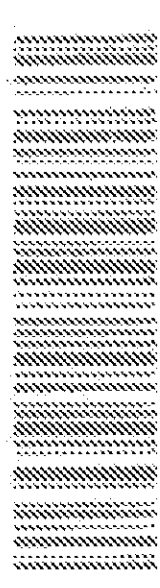
Hawkins

Pebble Canyon HOA

PS Form 3811, January 2003

Domestic Return Receipt

1. Article Number



71% 9008 9111 9084 1512

Service Type CERTIFIED MAIL™

Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

Article Addressed to:

ROBERT M. HAWKINS

Redacted

RECEIVED

FEB 0 0 2013

NEVADA ASSN SERVICES

Pebble Canyon HOA

TS No.: N71859

Hawkins

A. Received by (Please Print Clearly)

C. Signature

☐ Agent

☐ Addressee

☐ Yes

☐ No

D. Is delivery address different from item 1? If YES, enter delivery address below:

2. Article Number



71% 9008 9111 9084 1505

Service Type CERTIFIED MAIL™

Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

Article Addressed to:

CHRISTINE V. HAWKINS

Redacted

RECEIVED

FEB 0 0 2013

NEVADA ASSN SERVICES

TS No.: N71859

Hawkins

Pebble Canyon HOA

PS Form 3811, January 2003

Domestic Return Receipt

1. Article Number



71% 9008 9111 9084 1512

Service Type CERTIFIED MAIL™

Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

Article Addressed to:

Redacted

RECEIVED

FEB 0 0 2013

NEVADA ASSN SERVICES

Pebble Canyon HOA

TS No.: N71859

Hawkins

Pebble Canyon HOA

2. Article Number

7196 9008 9111 9084 1482

1. Service Type CERTIFIED MAIL™ ☐ Yes ☐ No

2. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

3. Article Addressed to:

1. Article Addressed to:

2. Article Addressed to:

3. Article Addressed to:

7196 9008 9111 9084 1550

1. Service Type CERTIFIED MAIL™ ☐ Yes ☐ No

2. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

3. Article Addressed to:

1. Article Addressed to:

2. Article Addressed to:

3. Article Addressed to:

RECEIVED

FEB 08 2013

TS No.: N71859

Hawkins

Pebble Canyon HOA

NEVADA ASSN SERVICES

RECEIVED

FEB 08 2013

TS No.: N71859

Hawkins

Pebble Canyon HOA

NEVADA ASSN SERVICES

PS Form 3811, January 2005

Domestic Return Receipt

Article Number

7196 9008 9111 9084 1475

1. Service Type CERTIFIED MAIL™ ☐ Yes ☐ No

2. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

3. Article Addressed to:

1. Article Addressed to:

2. Article Addressed to:

3. Article Addressed to:

PS Form 3811, January 2005

Domestic Return Receipt

Article Number

7196 9008 9111 9084 1468

1. Service Type CERTIFIED MAIL™ ☐ Yes ☐ No

2. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

3. Article Addressed to:

1. Article Addressed to:

2. Article Addressed to:

3. Article Addressed to:

JPMORGAN CHASE BANK, N.A.

CO CALIFORNIA RECONVEYANCE COMPANY

500 OAKDALE AVENUE

MAIL STOP, CA2-4379

CHATSWORTH, CA 91311

RECEIVED

FEB 11 2013

TS No.: N71859

Hawkins

Pebble Canyon HOA

NEVADA ASSN SERVICES

CALIFORNIA RECONVEYANCE COMPANY

T.S. NO. 137803NV

500 OAKDALE AVENUE

MAIL STOP, CA2-4379

CHATSWORTH, CA 91311

RECEIVED

FEB 11 2013

TS No.: N71859

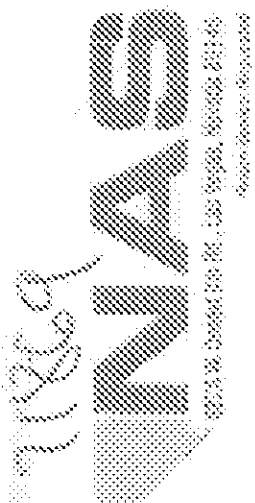
Hawkins

Pebble Canyon HOA

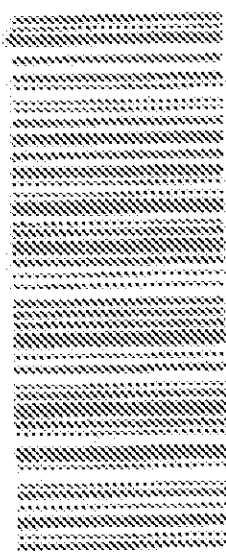
NEVADA ASSN SERVICES

PS Form 3811, January 2005

PS Form 3811, January 2005



71869



7196 9004 9111 9004 1529

TS No.: N71869

CHRISTINE V. HAWKINS
3263 MORNING SPRING DRIVE
HENDERSON, NV NIXIE

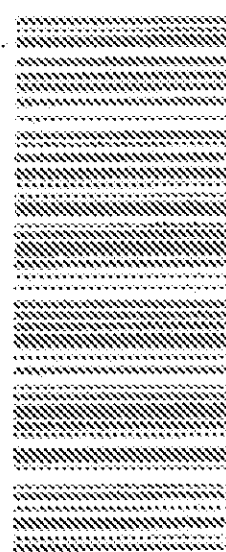
891 02 1 00 02/06/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
REASON: TO FORWARD

801 89146661224 *0194-05068-06-46

4.2 L.P.D.F. 89146661224

CERTIFIED MAIL



7196 9004 9111 9004 1536

TS No.: N71869

ROBERT M. HAWKINS
3263 MORNING SPRINGS DRIVE
HENDERSON, NV 89074-6958

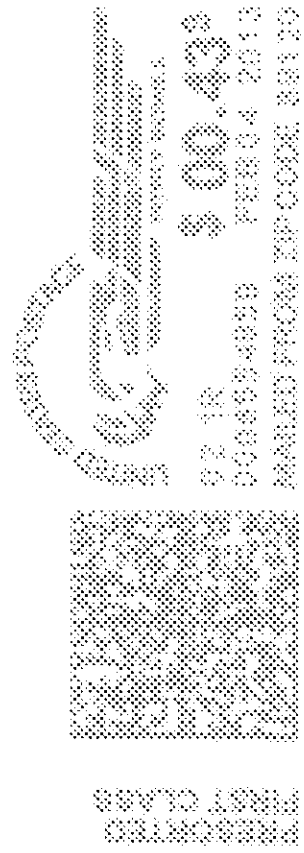
NIXIE

891 02 1 00 02/06/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
REASON: TO FORWARD

801 89146661224 *0194-05079-06-46

4.2 L.P.D.F. 89146661224



RECEIVED

FEB 08 2013

NEVADA ASSN SERVICES

TS No.: N71869

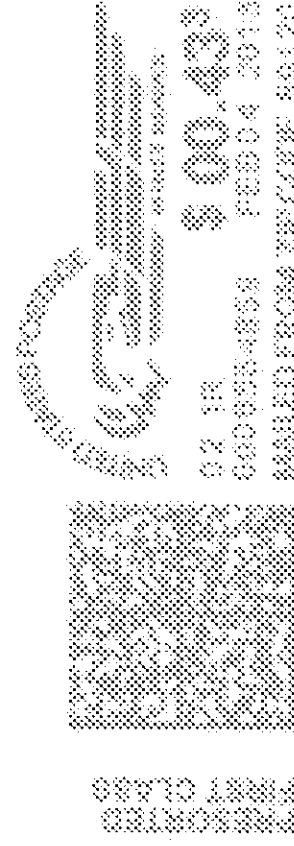
ROBERT M. HAWKINS
3263 MORNING
HENDERSON, NIXIE

891 02 1 00 02/06/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RC: 89146661224 *0194-06066-08-46

4.2 L 89146661224



RECEIVED

FEB 08 2013

NEVADA ASSN SERVICES

TS No.: N71869

CHRISTINE V. HAWKINS
3263 MORNING SPRINGS DRIVE
HENDERSON, NIXIE

891 02 1 00 02/06/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RC: 89146661224 *0194-06066-08-46

4.2 L 89146661224

NOT AVAILABLE
AS REQUESTED
BY THE FBI

COMMERCIAL MORTGAGE FUNDING, INC.

100 WOODHOLLOW DR
NOVATO, CA 94945

25

1. The first step in the process of creating a new product is to identify a market need. This involves conducting market research to understand what consumers are looking for and what gaps exist in the current market.

2. Once a market need is identified, the next step is to develop a concept. This involves brainstorming ideas and creating a rough sketch of the product.

3. The third step is to create a prototype. This is a physical model of the product that allows you to test its functionality and make any necessary adjustments.

4. After the prototype is created, the next step is to conduct a feasibility study. This involves assessing the technical, financial, and market viability of the product.

5. Once the feasibility study is complete, the next step is to develop a business plan. This document outlines the company's goals, strategies, and financial projections.

6. The final step in the process is to launch the product. This involves marketing the product to the target audience and distributing it to the market.

[illegible][illegible]

2001-02-01 00:02/08/33

NOT RETURN TO SENATOR S. S. S. S.
RETURN TO 242 4000 S. S. S.
RETURN TO 242 4000 S. S. S.

800-833-4661

L'OPINION

[illegible]

2008

GREENPOINT MORTGAGE FUNDING, INC.

NOV 70 CA 989

08-07-2009

NOT RETURN TO SENDER
UNLESS ADDRESSED
TO OFFICE OF
THE ATTORNEY
GENERAL

* 2472-093197-12-3

060827Z JUL 90

.....

0070 1000
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03 10 \$ 06.08
000002737 FEB 8 2013
MAILED FROM ZIP CODE 22122

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0970 1000
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02 12
00055405
\$ 00.43
753 04 2019
753 04 2019

100

[illegible]



Phone: (714) 873-7777 Fax: (714) 873-7788 Toll Free: (800) 870-3500 Fax: (800) 870-3515

Date: 2/16/2013

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

NOTES

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20

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

Neuroscience

| Item No. | Description/Comments      | Run Dates             | Amount |
|----------|---------------------------|-----------------------|--------|
| POST     | NOTICE OF SALE            |                       | 75.00  |
| PUB      | PUBLISH NEVADA LEGAL NEWS | 2/8, 2/15, 02/22/2013 | 346.67 |

3263 Morning Springs Drive  
Henderson, NV  
89074

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

Chase-Hawkins Pebble Creek AA 0855  
10-10-336



RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# 177-24-514-043

11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assessor/cap/cwnrt.aspx>

Inst #: 201302070000892

Fees: \$18.00

N/C Fee: \$0.00

02/07/2013 09:34:04 AM

Receipt #: 1488994

Requestor:

NORTH AMERICAN TITLE  
COMPAN

Recorded By: RNS Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

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 # 177-24-514-043  
Pebble Canyon HOA

NAS # N71869

~~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, July 31, 2012. 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 3/1/2013 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 November 8, 1991 as instrument number 01962 Book 911108 of official records of Clark County, Nevada Association Services, Inc., as duly appointed agent under that certain Delinquent Assessment Lien, recorded on August 3, 2012 as document number 0002972 Book 20120803 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: 3263 Morning Springs Drive, Henderson, NV 89074. Said property is legally described as: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10, 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: Robert M Hawkins, Christine V Hawkins

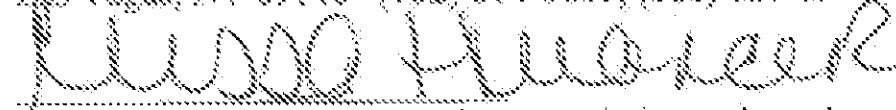
The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy 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 \$3,142.43. 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 9/20/2012 as instrument number 0001446 Book 20120920 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.

February 1, 2013

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

Nevada Association Services, Inc.  
6224 W. Desert Inn Road, Suite A  
Las Vegas, NV 89146 (702) 804-8885, (888) 627-5344

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

AFFP  
P1019180

## Affidavit of Publication

STATE OF NEVADA )  
COUNTY OF CLARK ) SS

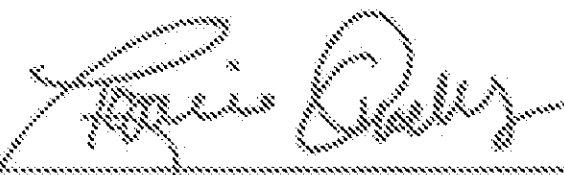
I, Rosalie Qualls state:

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:

Feb 08, 2013  
Feb 15, 2013  
Feb 22, 2013

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: Feb 22, 2013

  
\_\_\_\_\_  
Rosalie Qualls

APN # 177-24-514-043 NAS # N71868 Pebble Canyon HOA 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 1-877-829-9957 IMMEDIATELY. YOU ARE IN DEFAULT UNDER A DELINQUENT ASSESSMENT LIEN, July 31, 2012. 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 3/1/2013 at 10:00 am at the front entrance to the Nevada Association Services, Inc. 8224 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 November 8, 1991 as instrument number 01562 Book 811188 of official records of Clark County, Nevada Association Services, Inc., as duly appointed agent under that certain Delinquent Assessment Lien, recorded on August 2, 2012 as document number 0002972 Book 20120803 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: 3283 Morning Springs Drive, Henderson, NV 89074. Said property is legally described as: SEASONS AT PEBBLE CANYON, PLAT BOOK 51, PAGE 45, LOT 50, BLOCK 10, 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: Robert M Hawkins, Christine V Hawkins. 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 \$3,142.43. 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 this State of Nevada. The Notice of Default and Election to Sell the described property was recorded on 8/20/2012 as instrument number 0001448 Book 20120920 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. February 1, 2013 Nevada Association Services, Inc. 8224 W. Desert Inn Road, Suite A Las Vegas, NV 89148 (702) 804-8885, (888) 827-8844 By: Elissa Hollander, Agent for Association and employee of Nevada Association Services, Inc. When Received Mail To: Nevada Association Services, Inc. 8224 W. Desert Inn Road, Suite A Las Vegas, NV 89148 P1019180 2/8, 2/15, 02/22/2013

04107370 00343578

PRIORITY POSTING & PUBLISHING-2013  
17501 IRVINE BLVD. SUITE 1  
TUSTIN, CA 92780

Priority Posting & Publishing  
Order # P1019180  
TS # N71869

AFFIDAVIT OF SERVICE

State of Nevada )  
County of Clark)

I, Jeanette Vignale, 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 Robert M. Hawkins and Christine V. Hawkins with a copy of the Notice of Sale, on 2/5/2013 at approximately 3:37 PM, by:

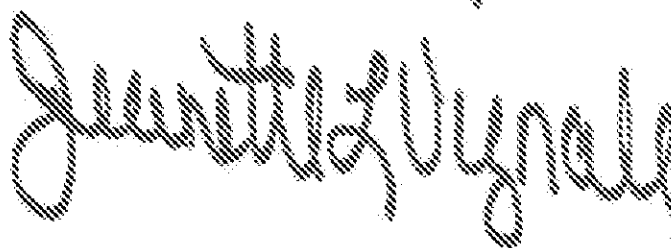
Attempting to personally serve the person(s) residing at the property, however no one answered the door. I thereafter posted a copy of the Notice of Sale on the property in the manner prescribed pursuant to NRS 116.311635, in a conspicuous place on the property, which is located at:

3263 Morning Springs Drive  
Henderson NV 89074

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

Dated 2/5/2013

Nevada Legal Support Services LLC



Jeanette Vignale, 8222112  
930 S. 4th Street, Suite 200  
Las Vegas, NV 89101  
(702) 382-2747  
NV License #1711

NVLSS ID# 430738 82  
COUNTY OF SERVICE: CLARK  
SERVER: Jeanette Vignale



Priority Posting & Publishing  
Order # P1019180  
TS # N71869

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 2/7/2013, I posted a copy of the Notice of Trustee's Sale pursuant to NRS 107.080, concerning Trustee Sale N71869, 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

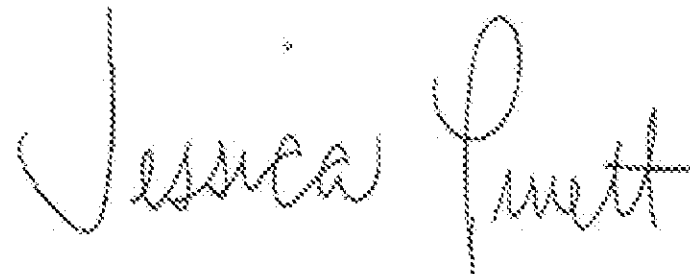
The purported owner and address of the property contained in the Notice of Trustee's Sale being:

Robert M. Hawkins and Christine V. Hawkins, 3263 Morning Springs Drive, Henderson NV 89074.

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

Dated 2/7/2013

Nevada Legal Support Services LLC



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

NVLSS ID# 430738 82  
COUNTY OF SERVICE: CLARK  
SERVER: Jessica Pruett  
NEVADA ASSOCIATION

Prioring Posting & Publishing  
Order # P1619180  
TE # 071869

# AFFIDAVIT OF POSTING NOTICE OF TRUSTEE'S SALE

State of Nevada)  
County of Clark)

1. Jeannette Vignale, states:

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 2/7/2013, I posted a copy of the Notice of Trustee's Sale pursuant to NRS 107.080, concerning Trustee Sale N71869, in a public place in the county where the property is situated, to wit:

CITY HALL, 240 WATER ST, HENDERSON  
PASEO VERDE LIBRARY, 280 S GREEN VALLEY PK WY, HENDERSON  
LIBRARY, 280 SO. WATER ST. HENDERSON

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

Robert M. Hawkins and Christine V. Hawkins, 3263 Morning Springs Drive, Henderson, NY 89074.

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

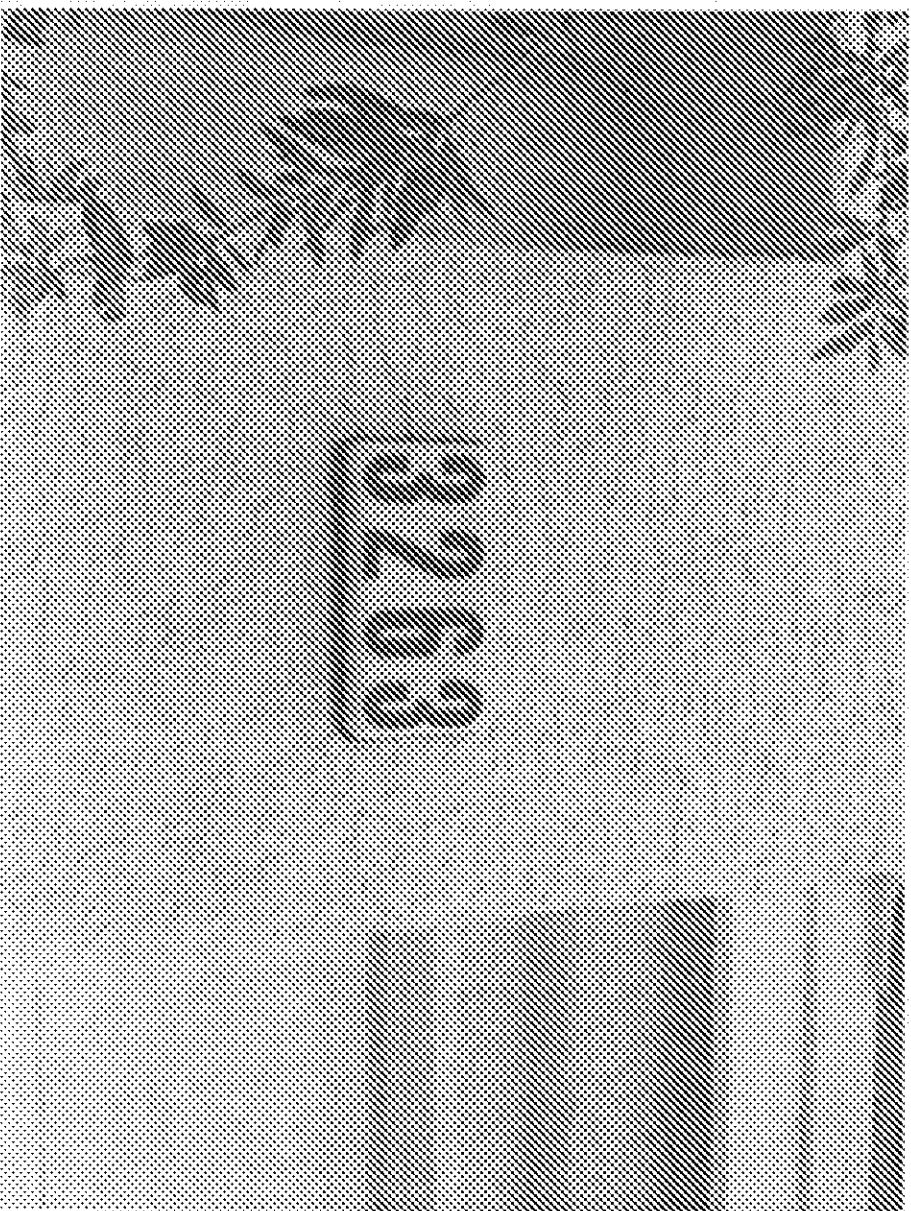
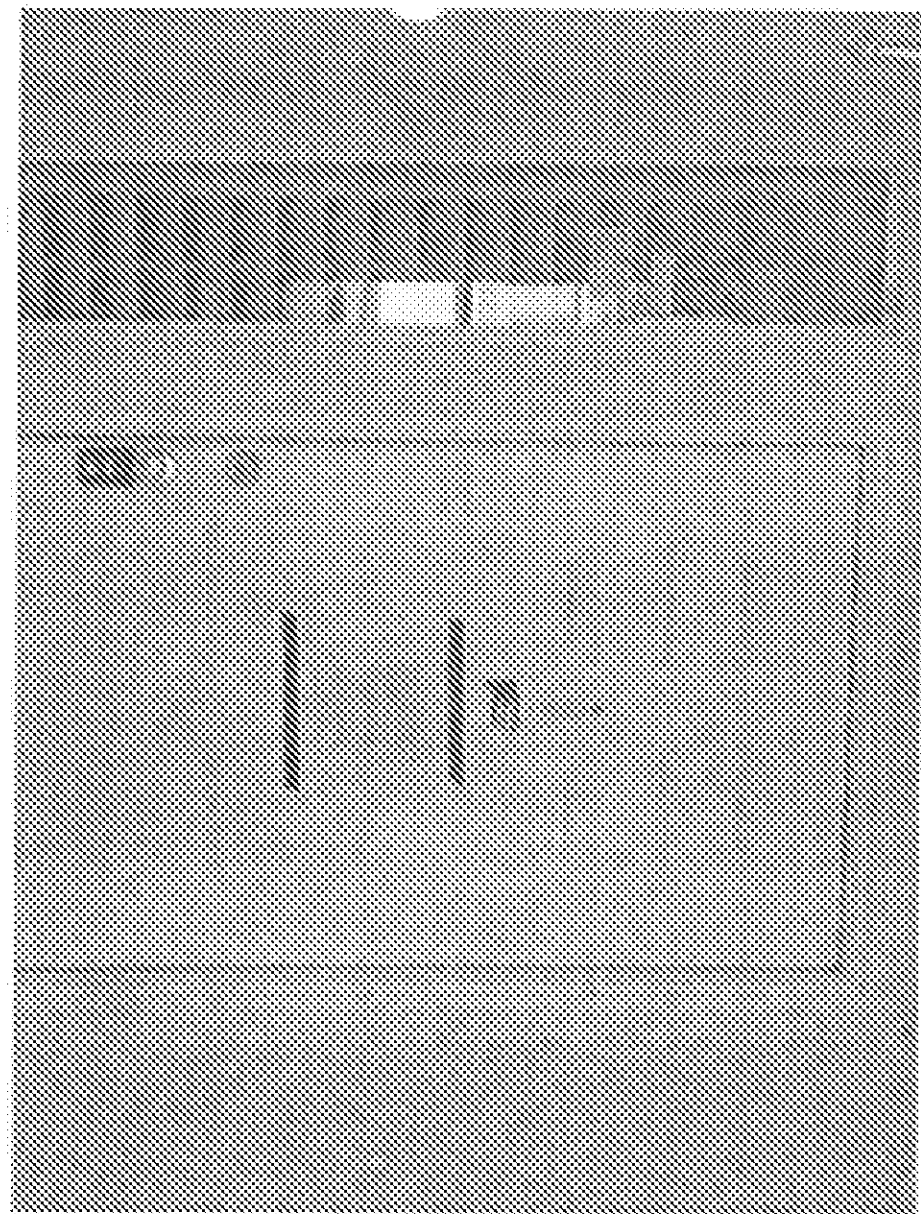
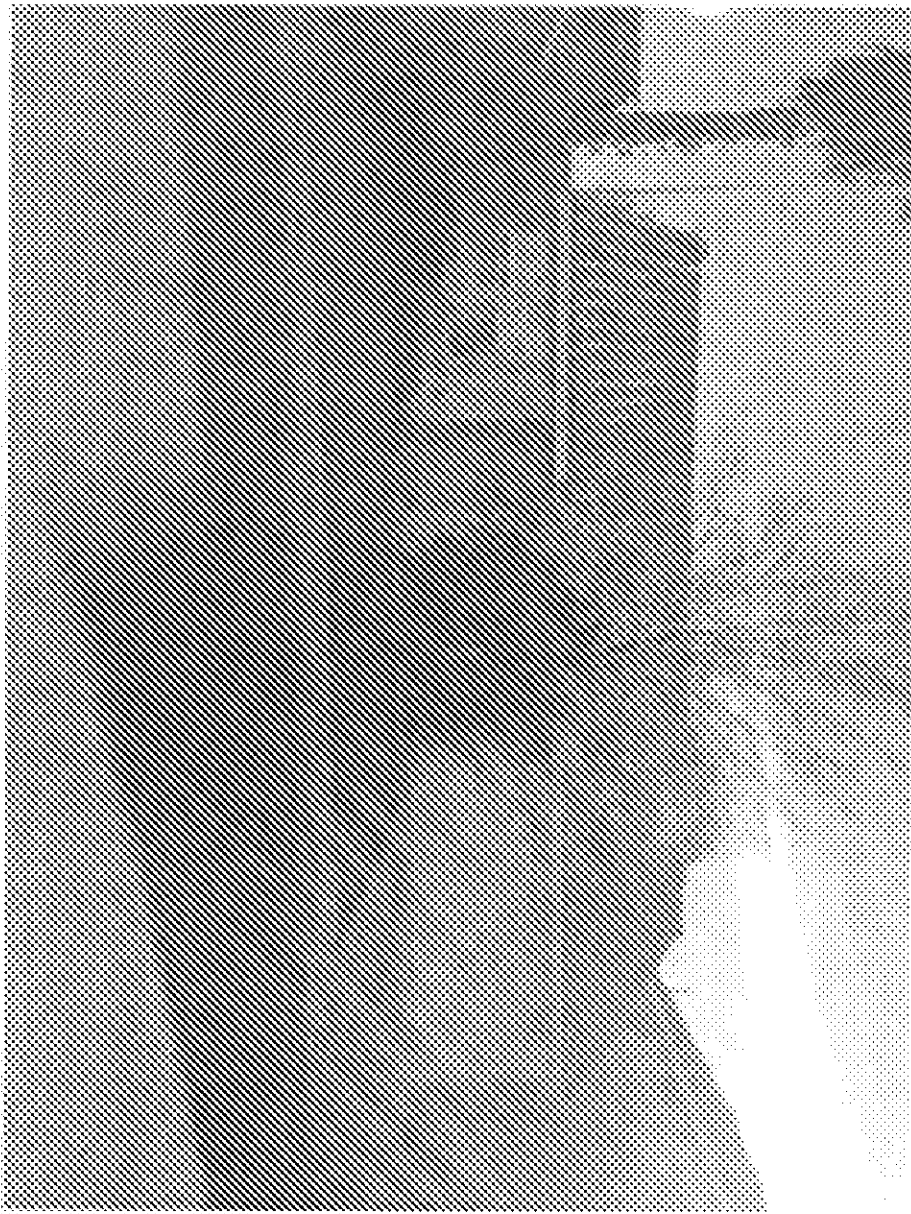
Dated: 2/7/2013

Nevada Legal Support Services LLC

James H. H. H. H.

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

NVLSS ID# 430738 82  
COUNTY OF SERVICE: CLARK  
SERVER: Jeannette Vignale  
NEVADA ASSOCIATION



Photos taken by: Jeanette Vignale County: CLARK 36  
Photo Date: 2/5/2013 Time: 3:37 PM NLN ID# 430738 Page 1 of 1  
Primary Borrower: Robert M. Hawkins and Christine V. Hawkins  
Property Address: 3263 Morning Springs Drive, Henderson NV 89074

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 # P1019180 TS#N71869

Misty Blanchard

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From: Jean Roberts [jroberts@tamhoa.com]  
Sent: Thursday, February 28, 2013 10:11 AM  
To: Misty Blanchard  
Subject: FW: HOA Sale Scheduled - 3263 Morning Springs Drive Pebble Canyon

Misty:

The board wants to proceed with the sale, with instructions that if there are no bidders, postpone the sale.

Reminder: the ledger will not show any assessments added for October 2012 and January 2013 as the board waived these quarterly assessments for all owners in Pebble Canyon HOA. The next assessment due is April 1, 2013. Quarterly dues remained at \$48.00.

Jean Roberts  
Accounting Dept.  
Taylor Association Management  
Centennial Office  
Ph 702-818-4900  
Fax 702-818-4899



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From: Dev Inder Pappas [mailto:dpappas@tamhoa.com]  
Sent: Wednesday, February 27, 2013 5:05 PM  
To: Jean Roberts  
Subject: FW: HOA Sale Scheduled - 3263 Morning Springs Drive Pebble Canyon

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From: Misty Blanchard [mailto:misty@nas-inc.com]  
Sent: Wednesday, February 27, 2013 4:25 PM  
To: Dev Inder Pappas  
Subject: FW: HOA Sale Scheduled - 3263 Morning Springs Drive Pebble Canyon

Please advise.

Misty Blanchard  
Nevada Association Services, Inc.  
6224 W. Desert Inn Rd.  
Las Vegas, NV 89146  
[www.nas-inc.com](http://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.

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**From:** Misty Blanchard [mailto:mb Blanchard@nas-inc.com]  
**Sent:** Wednesday, February 20, 2013 1:35 PM  
**To:** dpappas@tamhoa.com  
**Subject:** HOA Sale Scheduled - 3263 Morning Springs Drive Pebble Canyon

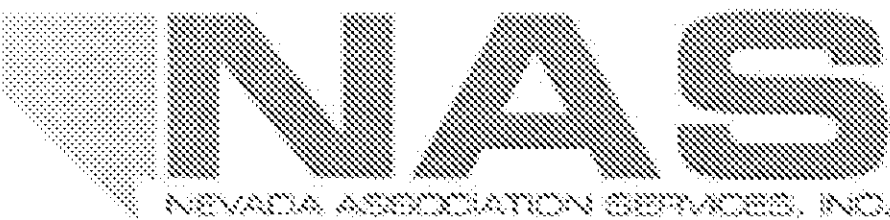
Please be advised there is an HOA sale scheduled for 03/01/13. There are 3 postponements available. Please advise how the Association would like to proceed with the sale.

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.

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



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,



BAPCPA, MEANSNO, CLOSED

U.S. Bankruptcy Court  
District of Nevada (Las Vegas)  
Bankruptcy Petition #: 12-13397-bam

Assigned to: BRUCE A. MARKELL  
Chapter 7  
Voluntary  
No asset

Date filed: 03/23/2012  
Date terminated: 06/29/2012  
Debtor discharged: 06/26/2012  
Joint debtor discharged: 06/26/2012

Debtor disposition: Standard Discharge  
Joint debtor disposition: Standard Discharge

*Debtor*

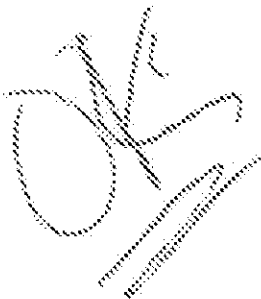
ROBERT M HAWKINS

**Redacted**

CLARK-NV

SSN / ITIN: XXX-XX-**Redacted**

represented by NARRAH F NEWARK  
NEWARK & NEWARK  
LAW FIRM  
201 LAS VEGAS  
BLVD., S., #350  
LAS VEGAS, NV 89101  
(702) 888-2525  
Fax : (702) 888-2526  
Email: [Bk@nnbklaw.com](mailto:Bk@nnbklaw.com)



*Joint Debtor*

CHRISTINE V HAWKINS

**Redacted**

CLARK-NV

SSN / ITIN: XXX-XX-**Redacted**

aka CHRISTINE VITA

represented by NARRAH F NEWARK  
(See above for address)

*Trustee*

YVETTE WEINSTEIN  
6450 SPRING MTN RD #14  
LAS VEGAS, NV 89146  
(702) 364-8919

*U.S. Trustee*

U.S. TRUSTEE - LV - 7

3/1/2013

DebtEd, BAPCPA, CLOSED, DISMISSED

**U.S. Bankruptcy Court  
District of Nevada (Las Vegas)  
Bankruptcy Petition #: 10-33007-bam**

*Assigned to:* BRUCE A. MARKELL  
Chapter 13  
Voluntary  
Asset

*Date filed:* 12/10/2010  
*Date terminated:* 05/15/2012  
*Debtor dismissed:* 03/14/2012  
*Joint debtor dismissed:* 03/14/2012

*Debtor disposition:* Dismissed for Other Reason  
*Joint debtor disposition:* Dismissed for Other Reason

**Debtor****ROBERT M HAWKINS****Redacted**

CLARK-NV

SSN / ITIN: xxx-xx-**Redacted**

represented by **NARRAH F NEWARK**  
NEWARK & NEWARK LAW  
FIRM  
201 LAS VEGAS BLVD., S.,  
#350  
LAS VEGAS, NV 89101  
(702) 888-2525  
Fax : (702) 888-2526  
Email: [Bk@nnbklaw.com](mailto:Bk@nnbklaw.com)


**Joint Debtor****CHRISTINE V HAWKINS****Redacted**

CLARK-NV

SSN / ITIN: xxx-xx-**Redacted**

represented by **NARRAH F NEWARK**  
(See above for address)

**Trustee**

**RICK A. YARNALL**  
701 BRIDGER AVE., #820  
LAS VEGAS, NV 89101  
(702) 853-4500

represented by **RICK A. YARNALL**  
701 BRIDGER AVE., #820  
LAS VEGAS, NV 89101  
(702) 853-4500  
Email: [ecfmail@LasVegas13.com](mailto:ecfmail@LasVegas13.com)

| Filing Date | # | Docket Text |
|-------------|---|-------------|
|             |   |             |

3/1/2013



Order No.: 45010-12-38131G1  
Customer Ref.: N71889

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 OCTOBER 24, 2012 IN BOOK 20121024 AS DOC/INST. NO.: 0000102 OF OFFICIAL RECORDS.

MAIL TO:

REPUBLIC SERVICES  
P.O. BOX 98508  
LAS VEGAS, NV 89193-8508  
ACCT # 820-008

AS OF PLANT DATE 02/22/2013:

A "SUBSTITUTION OF TRUSTEE" ON ITEM # 8 OF FCL REPORT RECORDED FEBRUARY 22, 2013 IN BOOK 20130222 AS DOC/INST. NO.: 0001500 OF OFFICIAL RECORDS.

A "NOTICE OF FORECLOSURE SALE" ON ITEM # 10 OF FCL REPORT RECORDED FEBRUARY 7, 2013 IN BOOK 20130207 AS DOC/INST. NO.: 0000892 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: February 22, 2013

By:

  
Authorized Signature



Inst #: 201302220001500

Fees: \$17.00

N/C Fee: \$0.00

02/22/2013 11:55:39 AM

Receipt #: 1507348

Requestor:

PREMIER AMERICAN TITLE

Recorded By: BGN Pgs: 1

DEBBIE CONWAY

CLARK COUNTY RECORDER

RECORDING REQUESTED BY:  
National Default Servicing Corporation  
WHEN RECORDED MAIL TO:  
National Default Servicing Corporation  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

NDSC File No. : 11-36688-JP-NV

**Redacted**

APN

: 177-24-514-643

### SUBSTITUTION OF TRUSTEE

WHEREAS, ROBERT M. HAWKINS AND CHRISTINE V. HAWKINS, HUSBAND AND WIFE AS JOINT TENANTS was the original Trustee(s), MARIN CONVEYANCING CORP. was the original Trustee and MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC., NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC. ITS SUCCESSORS AND ASSIGNS was the original Beneficiary under that certain Deed of Trust dated 06/07/2006 and recorded on 06/12/2006 as Instrument No. 20060612-0003526 of the Official Records of CLARK County, State of NV and

WHEREAS, the undersigned is the present beneficiary under the said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes NATIONAL DEFAULT SERVICING CORPORATION, An Arizona Corporation, whose address is 7720 N. 16<sup>th</sup> Street, Suite 300, Phoenix, Arizona 85020, as Trustee under said Deed of Trust. Said Substitute Trustee is qualified to serve as Trustee under the laws of this state.

Whenever the context hereof requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION

Dated: 2-6-13

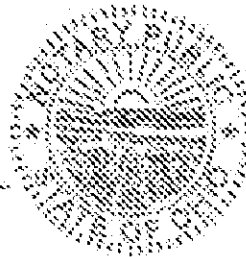
By: [Signature]  
Is: Toni Y. McFadden-Williams  
Vice President

STATE OF Ohio  
COUNTY OF Franklin

On February 6, 2013, before me, the undersigned, a Notary Public for said State, personally appeared Toni Y. McFadden-Williams who personally known to me (or who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature: [Signature]



TARA L. TUCKER  
Notary Public, State of Ohio  
My Comm. Expires 06/26/2013

Inst #: 201302070000892

Fees: \$15.00

N/C Fee: \$0.00

02/07/2013 09:34:04 AM

Receipt #: 1488994

Requestor:

NORTH AMERICAN TITLE COMPAN

Recorded By: RNS Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER



RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APNs 177-24-514-013

11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assessor/parcelnumbers.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:\RecorderForms 12\_2010

APN # 177-24-514-043  
Pebble Canyon HOA

NAS # N71869

~~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, July 31, 2012. 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 3/1/2013 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 November 8, 1991 as instrument number 01962 Book 911108 of official records of Clark County, Nevada Association Services, Inc., as duly appointed agent under that certain Delinquent Assessment Lien, recorded on August 3, 2012 as document number 0002972 Book 20120803 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: 3263 Morning Springs Drive, Henderson, NV 89074. Said property is legally described as: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10, 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: Robert M Hawkins, Christine V Hawkins

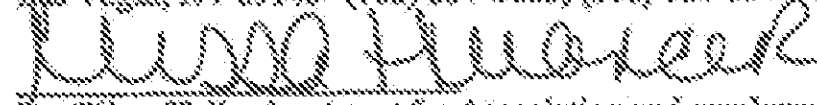
The undersigned agent disclaims any liability for incorrectness of the street address and other common designations, if any, shown herein. The sale will be made without covenant or warranty, expressed or implied regarding, but not limited to, title or possession, or encumbrances, or obligations to satisfy 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 \$3,142.43. 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 9/20/2012 as instrument number 0001446 Book 20120920 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.

February 1, 2013

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

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 employees of  
Nevada Association Services, Inc.

No match found

| PACER Service Center |        |                  |                                                      |
|----------------------|--------|------------------|------------------------------------------------------|
| Transaction Receipt  |        |                  |                                                      |
| 03/01/2013 08:17:11  |        |                  |                                                      |
| PACER Login:         | na0702 | Client Code:     |                                                      |
| Description:         | Search | Search Criteria: | LName: hawkins FName: christine Open Cases: included |
| Billable Pages:      | 1      | Cost:            | 0.10                                                 |

**PEBBLE CANYON HOA**  
Taylor Association Management Centennial  
5550 Painted Mirage Rd #330  
Las Vegas, NV 89149-4584

Robert and Christine Hawkins

**Redacted**

Property Address: 3283 Morning Springs Dr.

Account #: 48570

| Code                       | Date             | Amount | Balance | Check# | Memo                      |
|----------------------------|------------------|--------|---------|--------|---------------------------|
|                            | Balance Forward: | 0.00   |         |        |                           |
| A1                         | 1/1/2008         | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                         | 1/26/2008        | -48.00 | 0.00    | 1938   | 1938 080125               |
| PP                         | 3/31/2008        | -48.00 | -48.00  | 1993   | 1993 080331               |
| A1                         | 4/1/2008         | 48.00  | 0.00    |        | APPLY CHARGES             |
| PP                         | 6/30/2008        | -48.00 | -48.00  | 777777 | 777777 080530             |
| A1                         | 7/1/2008         | 48.00  | 0.00    |        | APPLY CHARGES             |
| A1                         | 10/1/2008        | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                         | 10/14/2008       | -48.00 | 0.00    | 777777 | 777777 081014             |
| A1                         | 1/1/2009         | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                         | 1/15/2009        | -48.00 | 0.00    | 2071   | 2071 090115               |
| A1                         | 4/1/2009         | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                         | 4/10/2009        | -48.00 | 0.00    | 777777 | 777777 090410             |
| A1                         | 7/1/2009         | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                         | 7/10/2009        | -48.00 | 0.00    | 777777 | 777777 090710             |
| 12                         | 8/27/2009        | 5.98   | 5.98    |        | EXPENSE ADJ               |
| PP                         | 9/1/2009         | -5.98  | 0.00    | 777777 | 777777 090901             |
| A1                         | 10/1/2009        | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                         | 10/14/2009       | -48.00 | 0.00    | 777777 | 777777 091014             |
| A1                         | 1/1/2010         | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                         | 1/7/2010         | -48.00 | 0.00    | 777777 | 777777 100107             |
| A1                         | 4/1/2010         | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                         | 4/20/2010        | -48.00 | 0.00    | 777777 | 777777 100420             |
| A1                         | 7/1/2010         | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                         | 7/22/2010        | -48.00 | 0.00    | 777777 | 777777 100722             |
| 12                         | 9/27/2010        | 5.98   | 5.98    |        | EXPENSE ADJ               |
| A1                         | 10/1/2010        | 48.00  | 53.98   |        | APPLY CHARGES             |
| PP                         | 10/15/2010       | -53.98 | 0.00    | 90     | 90 101015                 |
| Quarterly Assessment       | 1/1/2011         | 48.00  | 48.00   |        | Quarterly Assessment      |
| Late Fee                   | 2/25/2011        | 10.00  | 58.00   |        | Late Charge               |
| Late Fee                   | 3/25/2011        | 10.00  | 68.00   |        | Late Charge               |
| Quarterly Assessment       | 4/1/2011         | 48.00  | 116.00  |        | Quarterly Assessment      |
| Certified Mail Fee         | 4/19/2011        | 6.03   | 122.03  |        | Certified Mail Fee        |
| Intent to Lien Letter      | 4/19/2011        | 65.00  | 187.03  |        | Intent to Lien Letter Fee |
| Late Fee                   | 4/25/2011        | 10.00  | 197.03  |        | Late Charge               |
| Late Fee                   | 5/25/2011        | 10.00  | 207.03  |        | Late Charge               |
| Credit: Cert. Mail Fee     | 5/27/2011        | -6.03  | 201.00  |        |                           |
| Credit: Intent to Lien fee | 5/27/2011        | -65.00 | 136.00  |        |                           |
| Late Fee                   | 6/25/2011        | 10.00  | 146.00  |        | Late Charge               |

Taylor Association Management Centennial | 5550 Painted Mirage Rd #330 | Las Vegas, NV 89149-4584 | 702-818-4900

2/26/2013

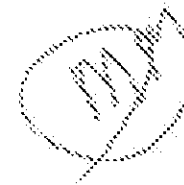
Make check payable to: PEBBLE CANYON HOA

Page 1 of 2



**PEBBLE CANYON HOA**  
Taylor Association Management Centennial  
5550 Painted Mirage Rd #330  
Las Vegas, NV 89149-4584

| Code                 | Date         | Amount       | Balance  | Check#  | Memo                      |
|----------------------|--------------|--------------|----------|---------|---------------------------|
| Quarterly Assessment | 7/1/2011     | 48.00        | 184.00   |         | Quarterly Assessment      |
| Late Fee             | 7/25/2011    | 10.00        | 204.00   |         | Late Charge               |
| Late Fee             | 8/25/2011    | 10.00        | 214.00   |         | Late Charge               |
| Late Fee             | 9/25/2011    | 10.00        | 224.00   |         | Late Charge               |
| Quarterly Assessment | 10/1/2011    | 48.00        | 272.00   |         | Quarterly Assessment      |
| Late Fee             | 10/25/2011   | 10.00        | 282.00   |         | Late Charge               |
| Late Fee             | 11/25/2011   | 10.00        | 292.00   |         | Late Charge               |
| Late Fee             | 12/25/2011   | 10.00        | 302.00   |         | Late Charge               |
| Quarterly Assessment | 1/1/2012     | 48.00        | 350.00   |         | Quarterly Assessment      |
| Late Fee             | 1/25/2012    | 10.00        | 360.00   |         | Late Charge               |
| Late Fee             | 2/25/2012    | 10.00        | 370.00   |         | Late Charge               |
| Late Fee             | 3/25/2012    | 10.00        | 380.00   |         | Late Charge               |
| Quarterly Assessment | 4/1/2012     | 48.00        | 428.00   |         | Quarterly Assessment      |
| Late Fee             | 4/25/2012    | 10.00        | 438.00   |         | Late Charge               |
| Balance Due Notice   | 4/25/2012    | 15.00        | 453.00   |         | Balance Due Notice Fee    |
| Balance Due Notice   | 5/25/2012    | 15.00        | 468.00   |         | Late Charge               |
| Balance Due Notice   | 5/25/2012    | -15.00       | 453.00   |         | Voided through Batch Void |
| Late Fee             | 5/25/2012    | 10.00        | 463.00   |         | Late Charge               |
| Late Fee             | 6/25/2012    | 10.00        | 473.00   |         | Late Charge               |
| Quarterly Assessment | 7/1/2012     | 48.00        | 521.00   |         | Quarterly Assessment      |
| Late Fee             | 7/25/2012    | 10.00        | 531.00   |         | Late Charge               |
| Late Fee             | 8/25/2012    | 10.00        | 541.00   |         | Late Charge               |
| Late Fee             | 9/25/2012    | 10.00        | 551.00   |         | Late Charge               |
| Late Fee             | 10/25/2012   | 10.00        | 561.00   |         | Late Charge               |
| Late Fee             | 11/25/2012   | 10.00        | 571.00   |         | Late Charge               |
| Late Fee             | 12/25/2012   | 10.00        | 581.00   |         | Late Charge               |
| Late Fee             | 1/25/2013    | 10.00        | 591.00   |         | Late Charge               |
| Late Fee             | 2/25/2013    | 10.00        | 601.00   |         | Late Charge               |
| Current              | 30 - 59 Days | 60 - 89 Days | >90 Days | Balance | 601.00                    |
| 10.00                | 10.00        | 10.00        | 571.00   |         |                           |



PEBBLE CANYON HOA  
Taylor Association Management Centennial  
5550 Painted Mirage Rd #330  
Las Vegas, NV 89149-4584

Robert and Christine Hawkins

**Redacted**

Property Address: 3283 Morning Springs Dr.  
Account #: 50674

| Code           | Date             | Amount | Balance  | Check# | Memo            |
|----------------|------------------|--------|----------|--------|-----------------|
|                | Balance Forward: | 0.00   |          |        |                 |
| Violation Fine | 10/18/2011       | 100.00 | 100.00   |        | dead/dying lawn |
| Violation Fine | 1/17/2012        | 100.00 | 200.00   |        | weekly fine     |
| Violation Fine | 1/24/2012        | 100.00 | 300.00   |        | weekly fine     |
| Violation Fine | 1/31/2012        | 100.00 | 400.00   |        | weekly fine     |
| Violation Fine | 2/7/2012         | 100.00 | 500.00   |        | weekly fine     |
| Violation Fine | 2/14/2012        | 100.00 | 600.00   |        | weekly fine     |
| Violation Fine | 2/21/2012        | 100.00 | 700.00   |        | weekly fine     |
| Violation Fine | 2/28/2012        | 100.00 | 800.00   |        | weekly fine     |
| Violation Fine | 3/5/2012         | 100.00 | 900.00   |        | weekly fine     |
| Violation Fine | 3/13/2012        | 100.00 | 1,000.00 |        | weekly fine     |
| Violation Fine | 3/20/2012        | 100.00 | 1,100.00 |        | weekly fine     |
| Violation Fine | 3/27/2012        | 100.00 | 1,200.00 |        | weekly fine     |
| Violation Fine | 4/3/2012         | 100.00 | 1,300.00 |        | weekly fine     |
| Violation Fine | 4/10/2012        | 100.00 | 1,400.00 |        | weekly fine     |
| Violation Fine | 4/17/2012        | 100.00 | 1,500.00 |        | weekly fine     |
| Violation Fine | 4/24/2012        | 100.00 | 1,600.00 |        | weekly fine     |
| Violation Fine | 5/1/2012         | 100.00 | 1,700.00 |        | weekly fine     |
| Violation Fine | 5/8/2012         | 100.00 | 1,800.00 |        | weekly fine     |
| Violation Fine | 5/15/2012        | 100.00 | 1,900.00 |        | weekly fine     |
| Violation Fine | 5/22/2012        | 100.00 | 2,000.00 |        | weekly fine     |
| Violation Fine | 5/29/2012        | 100.00 | 2,100.00 |        | weekly fine     |
| Violation Fine | 6/5/2012         | 100.00 | 2,200.00 |        | weekly fine     |
| Violation Fine | 6/12/2012        | 100.00 | 2,300.00 |        | weekly fine     |
| Violation Fine | 6/19/2012        | 100.00 | 2,400.00 |        | weekly fine     |
| Violation Fine | 6/26/2012        | 100.00 | 2,500.00 |        | weekly fine     |
| Violation Fine | 7/3/2012         | 100.00 | 2,600.00 |        | weekly fine     |
| Violation Fine | 7/10/2012        | 100.00 | 2,700.00 |        | weekly fine     |
| Violation Fine | 7/17/2012        | 100.00 | 2,800.00 |        | weekly fine     |
| Violation Fine | 7/24/2012        | 100.00 | 2,900.00 |        | weekly fine     |
| Violation Fine | 7/31/2012        | 100.00 | 3,000.00 |        | weekly fine     |
| Violation Fine | 8/7/2012         | 100.00 | 3,100.00 |        | weekly fine     |
| Violation Fine | 8/14/2012        | 100.00 | 3,200.00 |        | weekly fine     |
| Violation Fine | 8/21/2012        | 100.00 | 3,300.00 |        | weekly fine     |
| Violation Fine | 8/28/2012        | 100.00 | 3,400.00 |        | weekly fine     |
| Violation Fine | 9/4/2012         | 100.00 | 3,500.00 |        | weekly fine     |
| Violation Fine | 9/11/2012        | 100.00 | 3,600.00 |        | weekly fine     |
| Violation Fine | 9/18/2012        | 100.00 | 3,700.00 |        | weekly fine     |
| Violation Fine | 9/25/2012        | 100.00 | 3,800.00 |        | weekly fine     |

Taylor Association Management Centennial | 5550 Painted Mirage Rd #330 | Las Vegas, NV 89149-4584 | 702-818-4900

2/28/2013

Make check payable to: PEBBLE CANYON HOA

Page 1 of 2

**PEBBLE CANYON HOA**  
Taylor Association Management Centennial  
5550 Painted Mirage Rd #330  
Las Vegas, NV 89149-4584

| Code           | Date         | Amount       | Balance  | Check#            | Memo        |
|----------------|--------------|--------------|----------|-------------------|-------------|
| Violation Fine | 10/2/2012    | 100.00       | 3,900.00 |                   | weekly fine |
| Violation Fine | 10/9/2012    | 100.00       | 4,000.00 |                   | weekly fine |
| Violation Fine | 10/16/2012   | 100.00       | 4,100.00 |                   | weekly fine |
| Violation Fine | 10/23/2012   | 100.00       | 4,200.00 |                   | weekly fine |
| Violation Fine | 10/30/2012   | 100.00       | 4,300.00 |                   | weekly fine |
| Violation Fine | 11/6/2012    | 100.00       | 4,400.00 |                   | weekly fine |
| Violation Fine | 11/13/2012   | 100.00       | 4,500.00 |                   | weekly fine |
| Violation Fine | 11/20/2012   | 100.00       | 4,600.00 |                   | weekly fine |
| Violation Fine | 11/27/2012   | 100.00       | 4,700.00 |                   | weekly fine |
| Violation Fine | 12/4/2012    | 100.00       | 4,800.00 |                   | weekly fine |
| Violation Fine | 12/11/2012   | 100.00       | 4,900.00 |                   | weekly fine |
| Violation Fine | 12/18/2012   | 100.00       | 5,000.00 |                   | weekly fine |
| Violation Fine | 12/18/2012   | 100.00       | 5,100.00 |                   | weekly fine |
| Violation Fine | 12/25/2012   | 100.00       | 5,200.00 |                   | weekly fine |
| Violation Fine | 12/25/2012   | 100.00       | 5,300.00 |                   | weekly fine |
| Violation Fine | 1/1/2013     | 100.00       | 5,400.00 |                   | weekly fine |
| Violation Fine | 1/8/2013     | 100.00       | 5,500.00 |                   | weekly fine |
| Violation Fine | 1/15/2013    | 100.00       | 5,600.00 |                   | weekly fine |
| Violation Fine | 1/22/2013    | 100.00       | 5,700.00 |                   | weekly fine |
| Violation Fine | 1/29/2013    | 100.00       | 5,800.00 |                   | weekly fine |
| Violation Fine | 2/5/2013     | 100.00       | 5,900.00 |                   | weekly fine |
| Violation Fine | 2/12/2013    | 100.00       | 6,000.00 |                   | weekly fine |
| Violation Fine | 2/19/2013    | 100.00       | 6,100.00 |                   | weekly fine |
| Violation Fine | 2/26/2013    | 100.00       | 6,200.00 |                   | weekly fine |
| Current        | 30 - 59 Days | 60 - 89 Days | >90 Days | Balance: 6,200.00 |             |
| 400.00         | 500.00       | 600.00       | 4,700.00 |                   |             |



**PEBBLE CANYON HOA**  
Taylor Association Management Centennial  
5550 Painted Mirage Rd #330  
Las Vegas, NV 89149-4584

Robert and Christine Hawkins  
3263 Morning Springs Ave.  
Henderson, NV 89074

Property Address: 3263 Morning Springs Dr.  
Account #: 50874

| Code           | Date             | Amount | Balance  | Check# | Memo            |
|----------------|------------------|--------|----------|--------|-----------------|
|                | Balance Forward: | 0.00   |          |        |                 |
| Violation Fine | 10/18/2011       | 100.00 | 100.00   |        | dead/dying lawn |
| Violation Fine | 1/17/2012        | 100.00 | 200.00   |        | weekly fine     |
| Violation Fine | 1/24/2012        | 100.00 | 300.00   |        | weekly fine     |
| Violation Fine | 1/31/2012        | 100.00 | 400.00   |        | weekly fine     |
| Violation Fine | 2/7/2012         | 100.00 | 500.00   |        | weekly fine     |
| Violation Fine | 2/14/2012        | 100.00 | 600.00   |        | weekly fine     |
| Violation Fine | 2/21/2012        | 100.00 | 700.00   |        | weekly fine     |
| Violation Fine | 2/28/2012        | 100.00 | 800.00   |        | weekly fine     |
| Violation Fine | 3/6/2012         | 100.00 | 900.00   |        | weekly fine     |
| Violation Fine | 3/13/2012        | 100.00 | 1,000.00 |        | weekly fine     |
| Violation Fine | 3/20/2012        | 100.00 | 1,100.00 |        | weekly fine     |
| Violation Fine | 3/27/2012        | 100.00 | 1,200.00 |        | weekly fine     |
| Violation Fine | 4/3/2012         | 100.00 | 1,300.00 |        | weekly fine     |
| Violation Fine | 4/10/2012        | 100.00 | 1,400.00 |        | weekly fine     |
| Violation Fine | 4/17/2012        | 100.00 | 1,500.00 |        | weekly fine     |
| Violation Fine | 4/24/2012        | 100.00 | 1,600.00 |        | weekly fine     |
| Violation Fine | 5/1/2012         | 100.00 | 1,700.00 |        | weekly fine     |
| Violation Fine | 5/8/2012         | 100.00 | 1,800.00 |        | weekly fine     |
| Violation Fine | 5/15/2012        | 100.00 | 1,900.00 |        | weekly fine     |
| Violation Fine | 5/22/2012        | 100.00 | 2,000.00 |        | weekly fine     |
| Violation Fine | 5/29/2012        | 100.00 | 2,100.00 |        | weekly fine     |
| Violation Fine | 6/5/2012         | 100.00 | 2,200.00 |        | weekly fine     |
| Violation Fine | 6/12/2012        | 100.00 | 2,300.00 |        | weekly fine     |
| Violation Fine | 6/19/2012        | 100.00 | 2,400.00 |        | weekly fine     |
| Violation Fine | 6/26/2012        | 100.00 | 2,500.00 |        | weekly fine     |
| Violation Fine | 7/3/2012         | 100.00 | 2,600.00 |        | weekly fine     |
| Violation Fine | 7/10/2012        | 100.00 | 2,700.00 |        | weekly fine     |
| Violation Fine | 7/17/2012        | 100.00 | 2,800.00 |        | weekly fine     |
| Violation Fine | 7/24/2012        | 100.00 | 2,900.00 |        | weekly fine     |
| Violation Fine | 7/31/2012        | 100.00 | 3,000.00 |        | weekly fine     |
| Violation Fine | 8/7/2012         | 100.00 | 3,100.00 |        | weekly fine     |
| Violation Fine | 8/14/2012        | 100.00 | 3,200.00 |        | weekly fine     |
| Violation Fine | 8/21/2012        | 100.00 | 3,300.00 |        | weekly fine     |
| Violation Fine | 8/28/2012        | 100.00 | 3,400.00 |        | weekly fine     |
| Violation Fine | 9/4/2012         | 100.00 | 3,500.00 |        | weekly fine     |
| Violation Fine | 9/11/2012        | 100.00 | 3,600.00 |        | weekly fine     |
| Violation Fine | 9/18/2012        | 100.00 | 3,700.00 |        | weekly fine     |
| Violation Fine | 9/25/2012        | 100.00 | 3,800.00 |        | weekly fine     |

Las Vegas, NV 89149-4584

Hawkins, Robert  
3263 Morning Springs Drive

Pebble Canyon HOA  
Account No. 40570

NAS #N71869

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

|                                            | Qty | Quarterly<br>Present Rate | CURRENT<br>NAS FEES  | TOTAL<br>NAS COSTS   |
|--------------------------------------------|-----|---------------------------|----------------------|----------------------|
| Dates of Delinquency:                      |     | 1/1/2011<br>3/1/2013      | 1/1/2011<br>3/1/2013 | 1/1/2011<br>3/1/2013 |
| Balance Forward                            |     | 0.00                      | 0.00                 | 0.00                 |
| Assessment Amount                          |     | 48.00                     | 0.00                 | 0.00                 |
| No. of Periods Delinquent                  | 7   |                           | 0                    | 0                    |
| Total Assessments Due                      |     | 336.00                    | 0.00                 | 0.00                 |
| Late fee amount                            |     | 10.00                     | 0.00                 | 0.00                 |
| No. of Periods Late Fees Incurred          | 25  |                           | 0                    | 0                    |
| Total Late Fees Due                        |     | 250.00                    | 0.00                 | 0.00                 |
| Interest Due                               |     | 0.00                      | 0.00                 | 0.00                 |
| Violations (Started 10/18/2011)            |     | 6200.00                   | 0.00                 | 0.00                 |
| Mgmt Intent to Lien                        |     | 0.00                      | 0.00                 | 0.00                 |
| Misc. Balance Due Notice                   |     | 15.00                     | 0.00                 | 0.00                 |
| Management Co. Fee/ Admin Fee              |     | 200.00                    | 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                      | 128.00               | 189.76               |
| 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                      | 85.00                | 0.00                 |
| Property Transfer Tax                      |     | 0.00                      | 0.00                 | 250.00               |
| Misc. Foreclosure Fee                      |     | 0.00                      | 150.00               | 0.00                 |

Subtotals

\$7001.00

\$1673.00

\$1143.43

| Credit             | Date      | Type       | Amount    | Payment Credits         | Amount |
|--------------------|-----------|------------|-----------|-------------------------|--------|
| Backout Violations | 1/28/2013 | Violations | (6200.00) | Assessments/Violations: | (0.00) |
|                    |           |            | (0.00)    | Interest:               | (0.00) |
|                    |           |            |           | Late charges:           | (0.00) |
|                    |           |            |           | Management Co:          | (0.00) |
|                    |           |            |           | NAS Fees:               | (0.00) |
|                    |           |            |           | NAS Costs:              | (0.00) |

## OTHER CREDITS

TOTAL

(6200.00)

PAYMENTS TOTAL

0.00

TOTAL

3617.43

|                   |           |
|-------------------|-----------|
| Assessments:      | \$351.00  |
| Interest:         | \$0.00    |
| Late charges:     | \$250.00  |
| Management Co:    | \$200.00  |
| Collection fees:  | \$1673.00 |
| Collection costs: | \$1143.43 |
| GRAND TOTAL:      | \$3617.43 |

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.

2/28/2013

Chase-Hawkins\_PebbleCreek-0070359



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 3263 Morning Springs Drive Henderson, NV 89074?

On Behalf of Pebble Canyon HOA, I am conducting their foreclosure sale with a reference number of TS number N71869. Recorded under a notice of Delinquent Assessment Lien August 3, 2012, as instrument number 0002972 Book 20120803 in the official records of Clark County, Nevada. The purported owner at the same time of recordation is Robert Hawkins, Christine Hawkins. The purported street address is 3263 Morning Springs Drive Henderson, NV 89074. The Assessors Parcel number is 177-24-514-043. 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 Pebble Canyon HOA of \$3,617.43. Are there any other offers?

#### Postponement Script

TS number N71869. The purported street address is 3263 Morning Springs Drive Henderson, NV 89074 has been postponed to April 5, 2013

"You are hereby being notified by the homeowners association, the beneficiary, through its foreclosure agent, that there may be pending litigation on this property. That may affect aspects to the property which are not outlined herein. The purchaser buys this property with full knowledge and understanding of same."

2/10/13

\$3,700

2 bidders

SFR

3263 Morning Springs Men. 89074

RECEIPT OF FUNDS AND INSTRUCTIONS

T.S. No. 71809

Date 3/1/13

| Check No. | Name of Bank | Amount      |
|-----------|--------------|-------------|
| 710504348 | US Bank      | \$ 3,700.00 |
|           |              | \$          |
|           |              | \$          |
|           |              | \$          |

|                        |                        |                        |
|------------------------|------------------------|------------------------|
|                        | Total of Cash Received | \$ <del>3,000.00</del> |
| Opening Bid \$ 3017.43 | Total Received         | \$ 3,700.00            |
|                        | Successful Bid         | \$ 3,700.00            |
|                        | Refund Amount          | \$ -0-                 |

Refund Payable to

Received By Misty

Buyers Signature [Signature]

Buyers Name Chris

Drivers License No. NV 1402537823

Title to Property to Be Vested As Follow:

SFR Investments  
Pool 1, LLC

Address

5030 Paradise Rd B-214 LV NV 89119

Phone Number

439-0668





# CASHIER'S CHECK

No. 7107504348

22.11.13  
929

PAY

THREE THOUSAND SEVEN HUNDRED DOLLARS AND 00 CENTS

DATE: MARCH 01, 2013

TO THE  
ORDER OF: N A \$

\$ 3,700.00

PURPOSE/REMITTER: SPR INVESTMENTS POOL 1 LLC

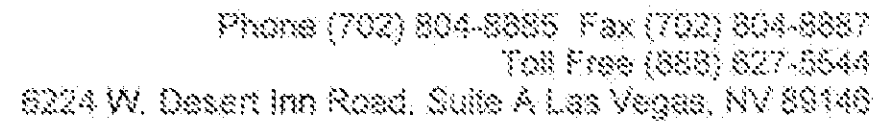
Location: 7107 RAINBOW & SAHARA

U.S. Bank National Association  
Minneapolis, MN 55403



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

⑈7107504348⑈ ⑆092900383⑆ ⑆50080235313⑈



## TS Number : N71869

At said sale, the property described in the Notice of Trustee Sale was sold to: S F R Investments Pool 1, LLC for the sum of \$3,700.00.

*J. H. H. H. H.*

Dated this 1st day of March, 2013



## 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: (866) 627-5544

Robert Hawkins, Christine Hawkins

Pebble Canyon HOA

3263 Morning Springs Drive

N71869

40670

### Special Note:

3/1/13 - SOLD TO THIRD PARTY - DEED SENT TO RECORD 3/4/13.

| Date       | By         | Note                                                                                                                                                                                                                                                       |
|------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10/01/2012 | voliva     | Phone Note: h/o called and said she gave up the property in her bankruptcy to the bank, and she is still receiving correspondence from our office. I told her once the Bank records the deed under their name she will not receive any letter from our ... |
| 10/01/2012 | voliva     | ... office. She started to cry and said she bought this house for her granddaughter and she tried so hard to keep it. It breaks her heart.                                                                                                                 |
| 01/03/2013 | ehollander | Phone Note: EMAIL IN FILE FROM JEAN @ TAYLOR - 2012 4TH QUARTER & 2013 1ST QUARTER ASSESSMENTS WAIVED.                                                                                                                                                     |
| 02/01/2013 | ehollander | Phone Note: HOA Sale location - NAS                                                                                                                                                                                                                        |
| 03/13/2013 | jgerber    | Phone Note: paid in full w. cc - property sold to 3rd party at hoa sale                                                                                                                                                                                    |



June Gerber

---

From: June Gerber  
Sent: Wednesday, March 13, 2013 1:51 PM  
To: 'rsncreditandlien@repsrv.com'  
Subject: Request for Payoff / 3263 Morning Springs Drive  
Attachments: image001.png; image002.png; image003.png; image004.jpg

To Whom It May Concern,

Our office represents Pebble Canyon HOA who recently foreclosed on the property located 3263 Morning Springs Drive Henderson, NV 89074. 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 2/23/12 and 10/24/12.

Can you please tell me what is currently owed?

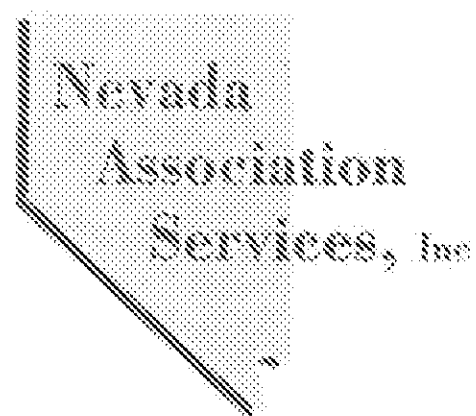
The information can be provided either via email or fax, attn: June Gerber.

Sincerely,

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



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.



## Memorandum

To: Carol

From: June

Date: 3/13/13

Subject: Disbursement Short

---

Carol,

The disbursement is short; the file is coming back to me for excess proceeds.

Thank you,  
TLC

June

*NAS -- Intra-office Memorandum*



Nevada Association Services  
6224 W. Desert Inn Road, Suite A  
Las Vegas, NV 89146  
Phone: (702) 804-8886  
Fax: (702) 804-8887  
Toll Free: (888) 627-5544

## Nevada Association Services Disbursement Requisition

Date: March 13, 2013  
Owner(s) names: Robert Hawkins, Christine Hawkins  
Property Add.: 3263 Morning Springs Drive  
Account Number: 40570  
HOA: Pebble Canyon HOA

Processed By: June Gerber  
N#: N71869

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

Manager  
Pebble Canyon HOA  
c/o Terry Divine  
Taylor Association Management  
259 North Pecos, Ste. 100  
Henderson, NV 89074

### Amounts to Disburse

|                   |            |                                               |
|-------------------|------------|-----------------------------------------------|
| NAS Fees          | \$1,673.00 |                                               |
| NAS Costs         | \$258.76   |                                               |
| To HOA:           | \$601.00   |                                               |
| To Mgmt Co:       | \$200.00   |                                               |
| To Title Co:      | \$213.00   | North American Title Company, Order# 38131    |
| To Posting Co:    | \$421.67   | Priority Posting & Publishing, Order# 1019180 |
| NATCO             | \$20.40    | Property Transfer Tax                         |
| Total Of Payment: | \$3,387.83 |                                               |

Notes:

Mailing \$317.76  
Recording Costs \$69.00

*El. Monds*

*\$ 772.17*

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) 804-8888  
Fax (702) 804-8887  
Toll Free (888) 627-5544

March 13, 2013

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

RE: Property Transfer Tax  
3263 Morning Springs Drive  
Acct#: 40570  
NAS# N71869

To whom it may concern:

Enclosed you will find a client trust account check in the amount of \$20.40. 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.  
1

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) 804-8855



267106

94-1771234

DATE 3/14/2013

PAY TO THE  
ORDER OF North American Title

\$ 20.40

Twenty and 40/100 DOLLARS

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

VOID AFTER 180 DAYS

*Dessie K. K...*

MEMO

38131 N71869

⑈ 267106 ⑈ ⑆ 122401778 ⑆ 7500980752 ⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT

North American Title

Hawkins

3/14/2013

267106

20.40

Bank of Nevada Trust 38131 N71869

20.40

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT

North American Title

Hawkins

3/14/2013

267106

20.40

Bank of Nevada Trust 38131 N71869

20.40





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

March 13, 2013

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

RE: Priority Posting & Publishing # 1019180  
NAS # N71869

To whom it may concern:

Enclosed you will find a client trust account check in the amount of \$421.67. 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 89148  
(702) 804-8885



267105  
94-177122A

DATE 3/14/2013

PAY TO THE ORDER OF Priority Posting & Publishing

\$ 421.67

Four Hundred Twenty-One and 67/100 DOLLARS

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

VOID AFTER 180 DAYS

*Dannie K. Hawkins*

MEMO

1019180 N71869

⑈ 267105⑈ ⑆ 122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT

Priority Posting & Publishing

Hawkins

3/14/2013

267105  
421.67

Bank of Nevada Trust 1019180 N71869

421.67

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT

Priority Posting & Publishing

Hawkins

3/14/2013

267105  
421.67

Bank of Nevada Trust 1019180 N71869

421.67



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) 627-6544

March 13, 2013

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

RE: North American Title #38131  
NAS #N71869

To whom it may concern:

Enclosed you will find a client trust account check in the amount of \$213.00. 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.

1

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



267104  
84-1771224

DATE 3/14/2013

PAY TO THE ORDER OF North American Title \$ 213.00

Two Hundred Thirteen and 00/100\*\*\*\*\* DOLLARS

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

VOID AFTER 180 DAYS

*Debbie Hawkins*

MEMO

38131 N71869

⑈267104⑈ ⑆122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT  
North American Title

Hawkins

3/14/2013

267104  
213.00

Bank of Nevada Trust 38131 N71869

213.00

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT  
North American Title

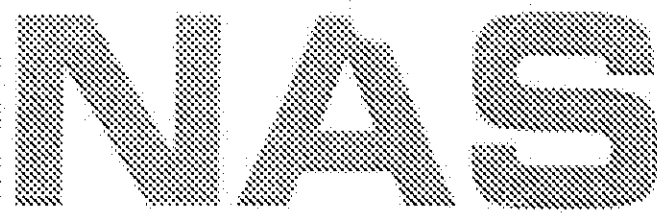
Hawkins

3/14/2013

267104  
213.00

Bank of Nevada Trust 38131 N71869

213.00



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) 627-6644

March 13, 2013

Pebble Canyon HOA  
c/o Terry Divine  
Taylor Association Management  
259 North Pecos, Ste. 100  
Henderson, NV 89074

RE: Robert Hawkins  
3263 Morning Springs Drive  
Acct#: 40570  
NAS# N71869

Dear Board of Directors:

Enclosed you will find a client trust account check in the amount of \$601.00. This represents a payment in full on the above referenced delinquent account through March 1, 2013 for all collectable assessments and/or violations. Also enclosed is a check in the amount of \$200.00 for the payment of Management Company fees and costs. From the payment made by the delinquent Homeowner, NAS has deducted \$913.83 in costs and \$1,673.00 for fees.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "June Gerber".

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.

Hawkins, Robert  
3263 Morning Springs Drive

Pebble Canyon HOA  
Account No.:40570  
NAS #N71869

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

|                                            | Qty | Quarterly<br>Present Rate | CURRENT<br>NAS FEES  | TOTAL<br>NAS COSTS   |
|--------------------------------------------|-----|---------------------------|----------------------|----------------------|
| <i>Dates of Delinquency:</i>               |     | 1/1/2011<br>3/1/2013      | 1/1/2011<br>3/1/2013 | 1/1/2011<br>3/1/2013 |
| Balance Forward                            |     | 0.00                      | 0.00                 | 0.00                 |
| Assessment Amount                          |     | 48.00                     | 0.00                 | 0.00                 |
| No. of Periods Delinquent                  | 7   |                           | 0                    | 0                    |
| Total Assessments Due                      |     | 336.00                    | 0.00                 | 0.00                 |
| Late fee amount                            |     | 10.00                     | 0.00                 | 0.00                 |
| No. of Periods Late Fees Incurred          | 25  |                           | 0                    | 0                    |
| Total Late Fees Due                        |     | 250.00                    | 0.00                 | 0.00                 |
| Interest Due                               |     | 0.00                      | 0.00                 | 0.00                 |
| Violations (Started 10/18/2011)            |     | 6200.00                   | 0.00                 | 0.00                 |
| Mgmt Intent to Lien                        |     | 0.00                      | 0.00                 | 0.00                 |
| Misc: Balance Due Notice                   |     | 15.00                     | 0.00                 | 0.00                 |
| Management Co. Fee/ Admin Fee              |     | 200.00                    | 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                      | 128.00               | 189.76               |
| 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                 | 193.00               |
| 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                      | 85.00                | 0.00                 |
| Property Transfer Tax                      |     | 0.00                      | 0.00                 | 20.40                |
| Misc: Foreclosure Fee                      |     | 0.00                      | 150.00               | 0.00                 |
| Subtotals                                  |     | \$7001.00                 | \$1673.00            | \$913.83             |

| <u>Credit</u>        | <u>Date</u> | <u>Type</u> | <u>Amount</u>    | <u>Payment Credits</u> | <u>Amount</u> |
|----------------------|-------------|-------------|------------------|------------------------|---------------|
| Backgr Violations    | 1/28/2013   | Violations  | (6200.00)        | Assessments/Violations | (0.00)        |
|                      |             |             | (0.00)           | Interest               | (0.00)        |
|                      |             |             |                  | Late charges           | (0.00)        |
|                      |             |             |                  | Management Co          | (0.00)        |
| <u>OTHER CREDITS</u> |             |             |                  | NAS Fees               | (0.00)        |
| <u>TOTAL</u>         |             |             | <u>(6200.00)</u> | NAS Costs              | (0.00)        |

PAYMENTS TOTAL 0.00

TOTAL 3387.83

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.

Inst #: 201303060001648

Fees: \$18.00 N/C Fee: \$0.00

RPTT: \$20.40 Ex: #

03/06/2013 11:35:08 AM

Receipt #: 1522804

Requestor:

NORTH AMERICAN TITLE SUNSET

Recorded By: DXI Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

Please mail tax statement and  
when recorded mail to:  
S F R Investments Pool 1, LLC  
5630 Paradise Rd., B-214  
Las Vegas, NV 89119

### FORECLOSURE DEED

APN # 177-24-514-043

North American Title #38131

NAS # N71869

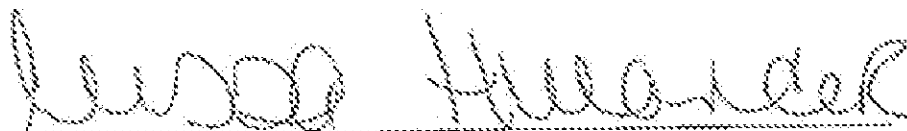
The undersigned declares:

Nevada Association Services, Inc., herein called agent (for the Pebble Canyon HOA), was the duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded August 3, 2012 as instrument number 0002572 Book 20120803, in Clark County. The previous owner as reflected on said lien is Robert M Hawkins, Christine V Hawkins. Nevada Association Services, Inc. as agent for Pebble Canyon HOA does hereby grant and convey, but without warranty expressed or implied to: S F R Investments Pool 1, LLC (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: SEASONS AT PEBBLE CANYON, PLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 Clark County

#### AGENT STATES THAT:

This conveyance is made pursuant to the powers conferred upon agent by Nevada Revised Statutes, the Pebble Canyon HOA 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 9/20/2012 as instrument # 0001446 Book 20120920 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 Pebble Canyon HOA at public auction on 3/1/2013, 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 \$3,700.00 in lawful money of the United States, or by satisfaction, pro tanto, of the obligations then secured by the Delinquent Assessment Lien.

Dated: March 1, 2013



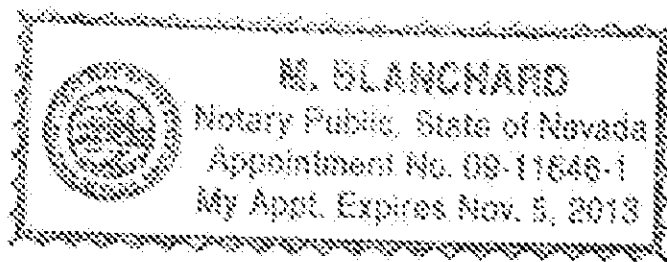
By Elisha Hollander, Agent for Association and Employee of Nevada Association Services

STATE OF NEVADA                     )  
COUNTY OF CLARK                    )

On March 1, 2013, before me, M. Blanchard, personally appeared Ehssa 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*



Please mail tax statement and  
when recorded mail to:  
S F R Investments Pool 1, LLC  
5030 Paradise Rd., B-214  
Las Vegas, NV 89119

### FORECLOSURE DEED

APN # 177-24-514-043  
North American Title #38131

NAS # N71869

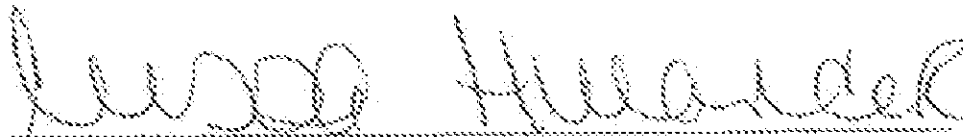
The undersigned declares:

Nevada Association Services, Inc., herein called agent (for the Pebble Canyon HOA), was the duly appointed agent under that certain Notice of Delinquent Assessment Lien, recorded August 3, 2012 as instrument number 0002972 Book 20120803, in Clark County. The previous owner as reflected on said lien is Robert M Hawkins, Christine V Hawkins. Nevada Association Services, Inc. as agent for Pebble Canyon HOA does hereby grant and convey, but without warranty expressed or implied to: S F R Investments Pool 1, LLC (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: SEASONS AT PEBBLE CANYON, FLAT BOOK 53, PAGE 45, LOT 50, BLOCK 10 Clark County

#### AGENT STATES THAT:

This conveyance is made pursuant to the powers conferred upon agent by Nevada Revised Statutes, the Pebble Canyon HOA 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 9/20/2012 as instrument # 0001446 Book 20120920 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 Pebble Canyon HOA at public auction on 3/1/2013, 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 \$3,700.00 in lawful money of the United States, or by satisfaction, pro tanto, of the obligations then secured by the Delinquent Assessment Lien.

Dated: March 1, 2013



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

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a. 177-24-514-043  
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  
i. ☐ Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property \$ 3,700.00  
b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
c. Transfer Tax Value: \$ 3,700.00  
d. Real Property Transfer Tax Due \$ 20.40

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: \_\_\_\_\_

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: S F R Investments Pool 1, LLC  
Address: 5030 Paradise Rd., B-214  
City: Las Vegas  
State: NV Zip: 89119

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

North American Title Company  
8485 W. Sunset Road #111  
Las Vegas, NV 89113

Escrow # 38131 / N71869  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

NEVADA ASSOCIATION SERVICES, INC.  
TRUST ACCOUNT  
6224 W. DESERT INN RD.  
LAS VEGAS, NV 89146  
(702) 804-8886



267103  
94-1771224

DATE 3/14/2013

PAY TO THE ORDER OF Taylor Association Management

\$ \*\*200.00

Two Hundred and 00/100\*\*\*\*\* DOLLARS

Taylor Association Management  
259 N Pecos # 100  
Henderson, NV 89074

VOID AFTER 180 DAYS

*Dabbie Hawkins*

MEMO

3263 Morning Springs Dr N71869

⑈ 267103⑈ ⑆ 122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT

Taylor Association Management

hawkins

3/14/2013

267103

200.00

Bank of Nevada Trust 3263 Morning Springs Dr N71869

200.00

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT

Taylor Association Management

hawkins

3/14/2013

267103

200.00

Bank of Nevada Trust 3263 Morning Springs Dr N71869

200.00



NEVADA ASSOCIATION SERVICE, INC.  
TRUST ACCOUNT  
8224 W. DESERT INN RD.  
LAS VEGAS, NV 89148  
(702) 894-8865



267102  
94-17711224

DATE 3/14/2013

PAY TO THE ORDER OF Pebble Canyon HOA

\$ 601.00

Six Hundred One and 00/100 \*\*\*\*\* DOLLARS

Pebble Canyon HOA  
Taylor Association Mgmt  
259 N Pecos #100  
Henderson, NV 89074

VOID AFTER 180 DAYS

*Debbie Hawkins*

MEMO

3263 Morning Springs Dr N71869

⑈ 267102⑈ ⑆ 122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT  
Pebble Canyon HOA

3/14/2013

267102

Hawkins

601.00  
-69.00  
-317.76  
386.76

Bank of Nevada Trust 3263 Morning Springs Dr N71869

601.00

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT  
Pebble Canyon HOA

3/14/2013

267102

Hawkins

601.00  
-69.00  
-317.76  
386.76

Bank of Nevada Trust 3263 Morning Springs Dr N71869

601.00



## Memorandum

To: Carol  
From: June  
Date: 12/11/13  
Subject: Excess Proceeds

---

Carol,

Please issue payment from the trust account as stated on the disbursement.  
This is excess proceeds; original payment has been processed.

Thank you,

June

*NAS -- Intra-office Memorandum*

**REPUBLIC SERVICES**  
of Southern Nevada

770 E. Sahara Ave. \* P.O. BOX 98508  
LAS VEGAS, NV 89104 \* LAS VEGAS, NV 89193-9808  
PHONE (702) 734-5415  
FAX (702) 599-5573  
FAX TRANSMISSION COVER SHEET

7/8/13 R

Date: 3/18/13  
To: NEVADA TITLE -JUNEGNAS-INC.COM  
Fax: 804 8887  
Re: 3263 MORNING SPRINGS DR  
Sender: CASTONJ

Account# 630-308  
Current Rate: \$41.22 - Quarterly  
Balance Due \$623.48

\*\*TOTAL AMOUNT DUE \$623.48

From 8/16/11 To 6/30/13

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

RECEIVED

MAR 19 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) 827-5544

## Nevada Association Services Disbursement Requisition

Date: December 11, 2013  
Owner(s) names: Robert Hawkins, Christine Hawkins  
Property Add.: 3263 Morning Springs Drive  
Account Number: 40570  
HOA: Pebble Canyon HOA

Processed By: June Gerber  
N#: N71869

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

Manager  
Pebble Canyon HOA  
c/o Jean Roberts  
Taylor Association Management  
259 North Pecos, Ste. 100  
Henderson, NV 89074

### Amounts to Disburse

|                |            |                                                                               |
|----------------|------------|-------------------------------------------------------------------------------|
| NAS Fees       | \$1,673.00 |                                                                               |
| NAS Costs      | \$258.76   |                                                                               |
| To HOA:        | \$601.00   |                                                                               |
| To Mgmt Co:    | \$200.00   |                                                                               |
| To Title Co:   | \$213.00   | North American Title Company, Order# 38131                                    |
| To Posting Co: | \$421.67   | Priority Posting & Publishing, Order# 1019180                                 |
| NATCO          | \$20.40    | Property Transfer Tax                                                         |
| Reimbursement  | \$312.17   | Reimbursement to: REPUBLIC SERVICES, P.O. BOX 98508, LAS VEGAS, NV 89193-8508 |

Total Of Payment: \$3,700.00

Notes:

Mailing \$317.76  
Recording Costs \$69.00

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.

December 11, 2013

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

RE: ACCOUNT #620-308 / Robert Hawkins  
3263 Morning Springs Drive Henderson, NV 89074

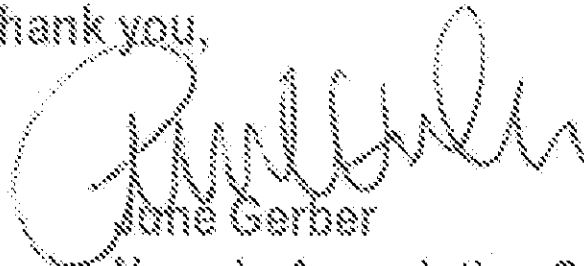
Gentlepersons,

Please find attached a trust account check in the amount of \$312.17.  
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.

New owner is responsible for any balances owing.

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

Thank you,



John Gerber

Nevada Association Services, Inc.



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



284029  
94-1771224

DATE 12/12/2013

PAY TO THE ORDER OF Republic Services of Southern Nevada \$ \*\*312.17

Three Hundred Twelve and 17/100 \*\*\*\*\* DOLLARS

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

VOID AFTER 180 DAYS

MEMO

3263 Morning Springs Dr N71869

*Debbie Hawkins*

⑈ 284029⑈ ⑆ 122401778⑆ 7500980752⑈

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT

Republic Services of Southern Nevada

Hawkins

12/12/2013

284029  
312.17

Bank of Nevada Trust 3263 Morning Springs Dr N71869

312.17

NEVADA ASSOCIATION SERVICES, INC. / TRUST ACCOUNT

Republic Services of Southern Nevada

Hawkins

12/12/2013

284029  
312.17

Bank of Nevada Trust 3263 Morning Springs Dr N71869

312.17



Home Owner

List of Owner Names: Robert Hawkins, Christine Hawkins

HOA Name: Pebble Canyon HOA

Find Address:

TS #:

Current User

Hmnr ID: 8032466

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  |  |
| 3/13/2013  | Jane Gerber  | Payment in Full |             |            | CC/MO          |          | No       | No       |  |
| Paid Thru  |              | Owner Credit    |             | NAS Fees   | NAS Costs      | HOA      | Mgt Co   | Title Co |  |
| 3/1/2013   |              |                 |             | \$1,673.00 | \$258.76       | \$601.00 | \$200.00 | \$213.00 |  |
| Posting Co |              | NATCO           | Total Costs |            |                |          |          |          |  |
| \$421.67   |              | \$20.40         | \$3,387.83  | 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 |  |
|            |              |                 |             | \$1,673.00 | \$258.76       | \$601.00 | \$200.00 | \$213.00 |  |
| Posting Co |              | NATCO           | Total Costs | Details    | Delete         |          |          |          |  |
| \$421.67   |              | \$20.40         | \$3,387.83  |            |                |          |          |          |  |
| Notes      |              |                 |             |            |                |          |          |          |  |
| * TOTAL *  |              |                 |             |            |                |          |          |          |  |

[Add New Payment](#)

|            |         |      |              |      |      |             |      |
|------------|---------|------|--------------|------|------|-------------|------|
| Acct. Type | Account | Edit | Undo Changes | Save | Find | Edit Ledger | Home |
|------------|---------|------|--------------|------|------|-------------|------|

NO RELEASE  
MAR 13 2013  
OF LIEN

NO RELEASE  
MAR 13 2013  
OF LIEN

NO RELEASE  
MAR 13 2013  
OF LIEN



Home Owner

List of Owner Names: Robert Hawkins, Christine Hawkins

HOA Name: Pebble Canyon HOA

Find Address:

TS #:

Current User

Hmnr ID: 8032466

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<br>3/13/2013      | Processed By<br>Jane Gerber | Payment Type<br>Payment in Full |                           |                        | Payment Method<br>CC/MO |                 | 9 Month<br>No      | 6 Month<br>No        |  |
| Paid Thru<br>3/1/2013  |                             | Owner Credit                    |                           | NAS Fees<br>\$1,673.00 | NAS Costs<br>\$258.76   | HOA<br>\$601.00 | Mgt Co<br>\$200.00 | Title Co<br>\$213.00 |  |
| Posting Co<br>\$421.67 |                             | NATCO<br>\$20.40                | Total Costs<br>\$3,387.83 | Details                | Delete                  |                 |                    |                      |  |
| Notes                  |                             |                                 |                           |                        |                         |                 |                    |                      |  |
| Date<br>* TOTAL *      | Processed By                | Payment Type                    |                           |                        | Payment Method          |                 | 9 Month            | 6 Month              |  |
| Paid Thru              |                             | Owner Credit                    |                           | NAS Fees<br>\$1,673.00 | NAS Costs<br>\$258.76   | HOA<br>\$601.00 | Mgt Co<br>\$200.00 | Title Co<br>\$213.00 |  |
| Posting Co<br>\$421.67 |                             | NATCO<br>\$20.40                | Total Costs<br>\$3,387.83 | Details                | Delete                  |                 |                    |                      |  |
| Notes<br>* TOTAL *     |                             |                                 |                           |                        |                         |                 |                    |                      |  |

[Add New Payment](#)

|            |         |      |              |      |      |             |      |
|------------|---------|------|--------------|------|------|-------------|------|
| Acct. Type | Account | Edit | Undo Changes | Save | Find | Edit Ledger | Home |
|------------|---------|------|--------------|------|------|-------------|------|





Home Owner

List of Owner Names: Robert Hawkins, Christine Hawkins

HOA Name: Pebble Canyon HOA

Find Address:

TS #:

Current User

Hmnr ID: 8032466

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  |  |
| 3/13/2013  | Jane Gerber  | Payment in Full |             |            | CC/MO          |          | No       | No       |  |
| Paid Thru  |              | Owner Credit    |             | NAS Fees   | NAS Costs      | HOA      | Mgt Co   | Title Co |  |
| 3/1/2013   |              |                 |             | \$1,673.00 | \$258.76       | \$601.00 | \$200.00 | \$213.00 |  |
| Posting Co |              | NATCO           | Total Costs |            |                |          |          |          |  |
| \$421.67   |              | \$20.40         | \$3,387.83  | 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 |  |
|            |              |                 |             | \$1,673.00 | \$258.76       | \$601.00 | \$200.00 | \$213.00 |  |
| Posting Co |              | NATCO           | Total Costs | Details    | Delete         |          |          |          |  |
| \$421.67   |              | \$20.40         | \$3,387.83  |            |                |          |          |          |  |
| Notes      |              |                 |             |            |                |          |          |          |  |
| * TOTAL *  |              |                 |             |            |                |          |          |          |  |

[Add New Payment](#)

|            |         |      |              |      |      |             |      |
|------------|---------|------|--------------|------|------|-------------|------|
| Acct. Type | Account | Edit | Undo Changes | Save | Find | Edit Ledger | Home |
|------------|---------|------|--------------|------|------|-------------|------|



# STATUS REPORT

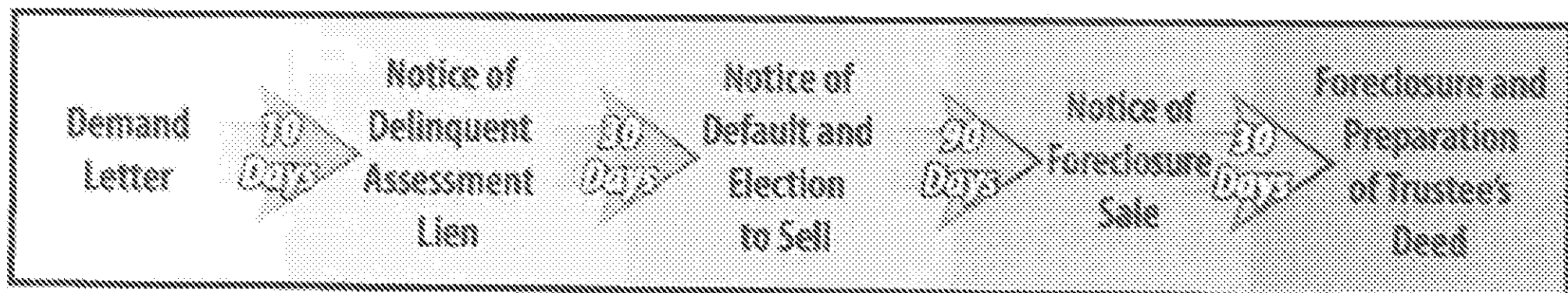
Nevada Association Services, Inc.  
6324 W. Desert Inn Road, Suite A  
Las Vegas, NV 89146  
Phone (702) 804-8885  
Fax (702) 804-8887  
Toll Free (888) 627-8544

**Pebble Canyon HOA**  
Taylor Association Management  
Mimi Marois  
Lyssa Montoya

## Homeowner(s) Name and Address:

Robert Hawkins, Christine Hawkins  
3263 Morning Springs Drive Henderson NV 89074  
Account #: 40570 TS #: N71869

| Date       | Activity                                                                                                                         |
|------------|----------------------------------------------------------------------------------------------------------------------------------|
| 07/17/2012 | Demand Letter sent to homeowner for Assessments Only.                                                                            |
| 07/30/2012 | Chapter 7 Bankruptcy filed 3/23/2012. Debtor discharged 8/26/2012. NAS to proceed with collection efforts.                       |
| 07/30/2012 | Correspondence sent to homeowner re: Discharge of Chapter 7 Bankruptcy. NAS to proceed with collection efforts.                  |
| 08/03/2012 | Notice of Lien recorded.                                                                                                         |
| 08/31/2012 | Pre-Notice of Default letter sent to homeowner.                                                                                  |
| 09/15/2012 | Received updated accounting ledger from Management Company.                                                                      |
| 09/20/2012 | Notice of Default recorded, file now in 90 day waiting period. Property Report received. NAS will advise H.O.A. when to proceed. |
| 12/14/2012 | Authorization to Publish request sent to HOA, first request. NAS to follow up in approximately 60 days.                          |
| 01/03/2013 | Received signed Authorization to Publish. NAS reviewing file to proceed with sale.                                               |
| 01/28/2013 | Data down and ledger requested.                                                                                                  |
| 01/28/2013 | Received updated accounting ledger from Management Company.                                                                      |
| 02/01/2013 | H.O.A. sale set for 3/1/13.                                                                                                      |
| 02/20/2013 | Request for sale instructions sent to HOA/Management Company.                                                                    |
| 03/13/2013 | Property sold to 3rd party at HOA sale. Paid in Full. No Release of Lien.                                                        |



Estimated timeline—subject to change and adjustments.

March 30, 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.

BALLARD SPAHR LLP  
100 NORTH CITY PARKWAY, SUITE 1700  
LAS VEGAS, NEVADA 89106  
(702) 411-7000 FAX (702) 411-7070

EXHIBIT C

AFFIDAVIT OF CUSTODIAN OF RECORDS

STATE OF NEVADA

Case No.: A-13-692304-C

COUNTY OF CLARK

ss:

AFFIANT, being first duly sworn, deposes and says:

1. That Affiant is the COMMUNITY MANAGER (position or title) of Pebble Canyon Homeowners Association ("HOA") and in the capacity as COMMUNITY MANAGER (position or title), is a custodian of the records of the HOA.

2. That HOA is licensed to do business as a HOMEOWNERS ASSOCIATION in the State of NEVADA.

3. That on the 14 day of March, 2016, the HOA was served with a Subpoena from the law offices of BALLARD SPAHR LLP, in connection with the above-entitled cause, calling for testimony and the production of records.

4. That the Affiant has examined the original 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.

5. That the original of those records was made at or near the time of the act, event, condition, opinion or diagnosis recited therein by or from information transmitted by a person with knowledge, in the normal course and scope of a regularly conducted business activities of the HOA.

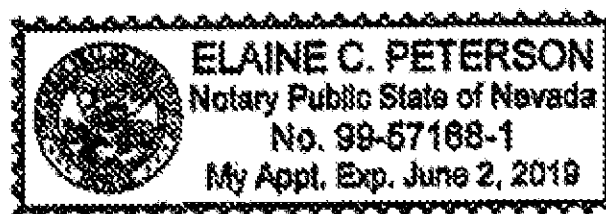
6. As the duly authorized representative and custodian of records of the HOA, I attest that these records are trustworthy to the best of my knowledge.

Executed on: 3/31/16

[Signature]  
AFFIANT

SUBSCRIBED and SWORN to before me  
this 31st day of MAR, 2016.

[Signature: Elaine C. Peterson]  
NOTARY PUBLIC



## PEBBLE CANYON HOMEOWNERS ASSOCIATION

The minutes of the Board of Directors meeting held:  
Wednesday, September 29, 2011 at Taylor Association Management  
259 N. Pecos Rd. #100, Henderson, NV 89074 at 6:00PM.

| <i><b>Name</b></i> | <i><b>Position</b></i> | <i><b>Term<br/>Exp.</b></i> | <i><b>Present</b></i> | <i><b>Absent</b></i> |
|--------------------|------------------------|-----------------------------|-----------------------|----------------------|
| Adeline Stotts     | President              | 2011                        | X                     |                      |
| Gail Schomisch     | V. President           | 2012                        |                       | X                    |
| Jackie Burrow      | Secretary              | 2012                        | X                     |                      |
| William Bahr       | Treasurer              | 2012                        | X                     |                      |
| Chris Wichers      | Director               | 2011                        | X                     |                      |

Management: Dev Inder Pappas from Taylor Association Management

The meeting was recorded in accordance with NRS 116.31083.

1. **Call to Order** - Adeline Stotts called the meeting to order at 6:11 PM, it was noted a quorum was present
2. **Homeowner forum** – No concerns were brought before the board during this portion of the meeting.
3. **Review status of Lawsuit filed by Homeowner** – The case has been dismissed by the Courts without prejudice. The homeowners may file charges with the Real Estate Division; to date they have not done so.
4. **Minutes** - The minutes of the August 3, 2011 meeting were presented for review. Chris Wichers moved to accept the minutes as presented. Jackie Burrow seconded and the motion carried unanimously.
5. **Financials** – The July and August 2011 financial reports were presented for review. Motion to accept as presented was made by Chris Wichers and seconded by Jackie Burrow. Motion carried unanimously.
6. **Committee Reports**
7. A) ARC committee: No ARC requests were received at this time.
8. **Unfinished Business** –
  - A) ARC guidelines – this item was continued to a future meeting so that the Board can meet in a workshop to work on this project.
  - B) Insurance Update - The Association is properly insured, with all coverage's in place and no lapses in coverage.
9. **New Business**
  - a. Compliance with NRS116.31034 – Management was handed a resignation letter from Gail Schomisch, the Board is now in compliance with the law. Adeline Stotts made a motion to ratify any decisions by the previous board for all meetings where quorum would have been met without Gail present. Chris Wichers seconded the motion, motion carried unanimously. Management will notify the Board of any meetings where Gail was necessary for making quorum.
  - b. Adopt budget for 2012 – The landscape contract line item has been lowered to \$6,000. Management will talk to the landscapers to find a solution to care for the community at the lower cost. Chris Wichers suggested we get volunteers to fill in any gaps in landscape needs; any volunteers would need to sign a waiver to defer liability. Additionally, Management has agreed to defer their 5% increase for 2012. The Board will also work actively to encourage our residents to sign up for electronic distribution and thus save the Association postage costs. Chris Wichers made a motion to adopt the 2012 Budget with the reduction of \$7,896 in the total line items. Jackie Burrow seconded the motion, motion carried unanimously.
  - c. Pebble/McLeod Common Area conditions – The pony wall at the monument must be repaired. Management needs to follow up with the contractor that welded the ironwork at the entrance; they still need to paint the fence. The Board will submit a request for funds to do the work at the entrance.
  - d. Floor open to new business –
    - i. Adeline Stotts presented the Board with a copy of a newsletter article that states those in Unincorporated Clark County can now call for service from Las Vegas, NV.
    - ii. William Bahr asked how long it will be before the insurance rates will roll back? Management will check it out and get back to the Board.

**Open Forum for homeowners –**

- i. Homeowner asked how many lawsuits the Association currently has.
- ii. A Homeowner asked what the procedure is to recall a member or members of the Board.

10. **Adjournment** - The next Board meeting will be held on October 5th, 2011 at 6:00 P.M. at Taylor Association Management office. Jackie Burrow made a motion to adjourn the meeting at 7:39 PM and Chris Wichers seconded, the meeting was adjourned.

Respectfully submitted for approval by Taylor Association Management

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



**PEBBLE CANYON HOMEOWNERS ASSOCIATION**  
**5550 Painted Mirage Rd. Ste 330, Las Vegas NV 89149**

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A Budget Ratification meeting was held on  
November 23, 2011 at Taylor Association Management  
**259 N. Pecos Road – Suite 100, Henderson, NV 89074** at 10:00 AM.

Management: Kim Weitekamp for Taylor Association Management

It was noted a Quorum was not present.  
Kim Weitekamp called the meeting to order at 10:00 AM

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**Owners Comments**

There were no homeowners present at the meeting.

**2012 Budget Ratification**

As there was not a majority of all unit owners present to reject the budget, the budget was ratified in accordance with NRS 116.31151. Management will send payment coupons for 2012.

**Adjournment:** There being no further business, the meeting adjourned at 10:01 AM.

Respectfully submitted by Taylor Association Management.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

|    | A                                    | B                          | C            | D            | E           | F            | G                                     |
|----|--------------------------------------|----------------------------|--------------|--------------|-------------|--------------|---------------------------------------|
| 1  | PEBBLE CANYON HOMEOWNERS ASSOCIATION |                            |              |              |             |              |                                       |
| 2  |                                      |                            |              |              |             |              |                                       |
| 3  |                                      | 2012 Operating Budget      |              |              |             |              |                                       |
| 4  | Approved: 9/29/2011                  |                            | Ratified:    | 11/23/11     |             |              |                                       |
| 5  | Based on 365 Units                   |                            |              |              |             |              |                                       |
| 6  |                                      |                            |              |              |             | 2012         |                                       |
| 7  | REVENUE                              |                            |              |              |             | Annually     |                                       |
| 8  | Quarterly Assessments                | \$40 x 4 qtrs x 365 units= | \$ 70,000.00 |              |             | 70,000.00    |                                       |
| 9  | Interest Operating Account           |                            |              |              |             | 0.00         |                                       |
| 10 | Contingency/Bad Debt                 |                            |              |              |             | (3,450.00)   |                                       |
| 11 | TOTAL REVENUE                        |                            |              |              |             | 66,530.00    |                                       |
| 12 |                                      |                            |              |              |             | 2012         |                                       |
| 13 | OPERATING EXPENSES                   | 2011                       | YTD 8/31/11  | YE PROJ 2011 | Monthly     | Annual       |                                       |
| 14 | 4320 INSURANCE LIABILITY             | \$ 2,340.00                | \$ -         | 0.00         | \$ 320.00   | 3,840.00     |                                       |
| 15 | 4321 INSURANCE: D&O                  | \$ 1,815.00                | \$ 5,159.00  | 5,159.00     | \$ 430.25   | 5,159.00     |                                       |
| 16 | 4323 SECRETARY OF STATE              | \$ 25.00                   | \$ 25.00     | 25.00        | \$ 2.08     | 25.00        | *List of Officers                     |
| 17 | 4324 OMBUDSMAN                       | \$ 1,095.00                | \$ 1,095.00  | 1,095.00     | \$ 91.25    | 1,095.00     | *\$3.00 per door                      |
| 18 | 4325 LEGAL FEES                      | \$ 900.00                  | \$ 175.00    | 292.50       | \$ 40.25    | 483.02       |                                       |
| 19 | 4326 AUDIT & TAX PREPARATION         | \$ 125.00                  | \$ 125.00    | 187.50       | \$ 10.42    | 125.00       | *Taxes only                           |
| 20 | 4329 TAXES, PROPERTY & IRS           | \$ 100.00                  | \$ 75.68     | 75.68        | \$ 6.33     | 100.00       | *Taxed on interest                    |
| 21 | 4330 MANAGEMENT FEE                  | \$ 34,400.00               | \$ 22,816.00 | 34,224.00    | \$ 2,852.00 | 34,224.00    | *5% increase per contract             |
| 22 | 4334 RECORD STORAGE                  | \$ 120.00                  | \$ 80.00     | 120.00       | \$ 10.00    | 120.00       |                                       |
| 23 | 4335 SPECIAL SERVICES                | \$ 1,200.00                | \$ 381.47    | 587.21       | \$ 48.93    | 587.21       |                                       |
| 24 | 4337 COPIES                          | \$ 1,750.00                | \$ 1,257.24  | 1,810.86     | \$ 150.97   | 2,000.00     | * suggest increase based on projected |
| 25 | 4338 POSTAGE                         | \$ 3,375.00                | \$ 2,077.71  | 3,116.57     | \$ 256.89   | 3,561.77     | *increase in postage                  |
| 26 | 4339 INTENT TO LIEN LETTERS          | \$ 2,000.00                | \$ 2,015.00  | 3,022.50     | \$ 251.88   | 3,275.00     | *based on 25 letters x \$65           |
| 27 | 4340 LANDSCAPE: CONTRACT             | \$ 11,450.00               | \$ 7,640.00  | 11,450.00    | \$ 900.00   | 6,000.00     | Contract amount                       |
| 28 | 4341 LANDSCAPE: OTHER                | \$ 1,500.00                | \$ 785.00    | 1,147.50     | \$ 100.00   | 1,200.00     | Includes palm tree trim               |
| 29 | 4343 LIGHTING                        | \$ 500.00                  | \$ 72.08     | 108.12       | \$ 41.67    | 500.00       | *same as 2011 budgeted amount         |
| 30 | 4396 GENERAL REPAIRS                 | \$ 500.00                  | \$ -         | 0.00         | \$ 35.00    | 300.00       | *lowered from 2011 budgeted amount    |
| 31 | 4370 HV ENERGY                       | \$ 875.00                  | \$ 306.11    | 450.17       | \$ 78.75    | 945.00       | 5% increase                           |
| 32 | 4373 WATER DISTRICT                  | \$ 2,500.00                | \$ 2,550.50  | 3,825.80     | \$ 325.05   | 2,750.00     | 5% increase                           |
| 33 | 4390 MISCELLANEOUS EXPENSE           | \$ 1,000.00                | \$ 783.55    | 1,154.33     | \$ 112.50   | 1,350.00     | *Coupon books, newsletters, supplies  |
| 34 | Reserve Transfer                     | \$ -                       |              | 0.00         | \$ -        | 0.00         | *No transfer to reserve               |
| 35 | TOTAL EXPENSES                       | \$ 66,630.00               | \$47,379.37  | 67,871.72    | \$ 5,552.50 | \$ 66,630.00 |                                       |
| 36 |                                      |                            |              |              |             |              |                                       |
| 37 |                                      |                            |              |              |             |              |                                       |
| 38 |                                      |                            |              |              |             |              |                                       |
| 39 | TOTAL EXPENSES                       | \$ 66,630.00               | \$47,379.37  | 67,871.72    | \$ 5,552.50 | \$ 66,630.00 |                                       |

# Pebble Canyon Homeowner Association 2012 RESERVE BUDGET

**Approved: 9/29/2011**

**Ratified: 11/23/11**

|                             |                |
|-----------------------------|----------------|
| <b>Current Income:</b>      | <b>Amount:</b> |
| Rate of Assessment:         | \$0.00         |
| Number of Units:            | 365            |
| x months:                   | 12             |
| <b>Total Annual Income:</b> | <b>\$0.00</b>  |

|                                                   |                          |
|---------------------------------------------------|--------------------------|
| <b>Recurring Expenses:</b>                        | <b>2011 Projections:</b> |
| <b>Accounts</b>                                   | <b>Monthly: Annual:</b>  |
| Projected Reserve Balance as of December 31, 2011 | \$82,116.22              |
| Anticipated Reserve Contributions for 2012        | \$0.00                   |
| Anticipated 2012 Interest Earned                  | \$800.00                 |
| <b>SUB TOTAL</b>                                  | <b>\$82,916.22</b>       |

|                                                     |                    |
|-----------------------------------------------------|--------------------|
| Anticipated Reserve Expenditures for 2012:          | NONE               |
| Wrought Iron Repair/Prep/Paint                      | \$633.00           |
| Wrought Iron Fence Replace                          | \$1,056.00         |
| Wrought Iron Gates Replace (5)                      | \$3,563.00         |
| Wrought Iron Gates Replace (2)                      | \$4,703.00         |
| Wrought Iron Gates Replace (2)                      | \$3,349.00         |
| Reserve Study                                       | \$1,033.00         |
| <b>TOTAL RESERVE EXPENDITURES</b>                   | <b>\$14,337.00</b> |
| ANTICIPATED RESERVE BALANCE AS OF DECEMBER 31, 2012 | <b>\$68,579.22</b> |
| Percent funded                                      | <b>111</b>         |

**NOTES:**

Reserve cash Balance required by Component Method 12/31/2012 as  
Perpared by John D. Beatty & Company 8/2007 **\$61,684.00**

The Board does not anticipate a Special Assessment for 2012  
Component Listing and Life Expectancy Sheet is Attached



## PEBBLE CANYON HOMEOWNERS ASSOCIATION

The minutes of the Board of Directors meeting held:  
Wednesday, October 3, 2012 at Taylor Association Management  
259 N. Pecos Rd. #100, Henderson, NV 89074 at 5:48 PM.

| <i><b>Name</b></i> | <i><b>Position</b></i> | <i><b>Term Exp.</b></i> | <i><b>Present</b></i> | <i><b>Absent</b></i> |
|--------------------|------------------------|-------------------------|-----------------------|----------------------|
| Chris Wichers      | President              | 2013                    | X                     |                      |
| Miles Sansone      | V. President           | 2014                    |                       | X                    |
| Thomas Golden      | Secretary              | 2014                    | X                     |                      |
| William Bahr       | Treasurer              | 2013                    |                       | X                    |
| Jim Beckham        | Director               | 2014                    | X                     |                      |

Management: Dev Inder Pappas from Taylor Association Management

### Board of Directors Meeting

The meeting was recorded in accordance with NRS 116.31083.

1. **Call to Order** – Chris Wichers called the meeting to order at 5:48 PM, it was noted a quorum was present.
2. **Homeowner forum** – There was one homeowner present during this period, he had no questions or comments.
3. **Review status of Lawsuit filed by Homeowner** – No new updates to report, to date the homeowners have not filed a claim with the Nevada Real Estate Division.
4. **Minutes** - The minutes of the August 23, 2012 meeting were presented for review. Chris Wichers moved to accept the minutes as presented. Jim Beckham seconded the motion. The motion carried unanimously.
5. **Financials** – The August 2012 financial reports were presented for review. Motion to accept as presented was made by Jim Beckham and seconded by Chris Wichers. Motion carried unanimously.
6. **Unfinished Business** – No unfinished business to address.
7. **New Business**
  - A) **Community Standards** – The Board reviewed the draft Community Standards that were distributed to them. Chris Wichers proposed that the draft CS be amended to omit any item already covered under the CC&Rs or the Design Guidelines. Management will distribute an electronic copy of the CS to the Board, the Board will then review the document and send excerpts to Management of what they feel needs to be addressed in this document.
  - B) **2013 Budget** – Management presented a draft budget to the Board. The proposed Budget does not include an increase in assessments for 2013. Tom Golden made a motion to adopt the budget as presented, Jim Beckham seconded the motion, motion carried unanimously.
  - C) **Amendment to Taylor contract** – Jim Beckham made a motion to approve the addendum, Chris Wichers seconded the motion, motion carried unanimously.
  - D) **StrongRoom** – Management presented an accounts payable solution that will allow board members to approve Operating expenses online, and once they have been processed by Management and approved by the Board, then the check could be generated with electronic signatures for the Board. Chris Wichers made a motion to approve using StrongRoom, Tom Golden seconded the motion, motion carried unanimously.
  - E) **Floor open to new business**

8. **Open Forum for homeowners –**

A) One homeowner was present at the meeting; he had no comments for this portion of the meeting.

9. **Adjournment** - The next Board meetings will be held on December 18, 2012 at 5:30 PM at the Taylor Association Management Pecos office. The first meeting in 2013 will be January 17, 2013 at 5:30. Chris Wichers made a motion to adjourn the meeting at 6:40 PM, the meeting was adjourned.

The Board met in Executive Session and conducted the following business:

- Approved the minutes of the last meeting
- Discussed any legal matters (none)
- Held any scheduled Hearings (none)
- Reviewed the delinquency report and take any action needed in accordance with the Collection Policy of the Association
- Reviewed the violation report
- Reviewed the correspondence submitted by homeowners

Respectfully submitted for approval by Taylor Association Management

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**PEBBLE CANYON HOMEOWNERS ASSOCIATION**  
**5550 Painted Mirage Rd. Ste 330, Las Vegas NV 89149**

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A Budget Ratification meeting was held on  
December 4, 2012 at Taylor Association Management  
5550 Painted Mirage Rd, Ste 330, Las Vegas NV 89149 at 9:30 AM.

Management: Kim Weitekamp for Taylor Association Management

It was noted a Quorum was not present.  
Dev Inder K Pappas called the meeting to order at 9:30 AM

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**Owners Comments**

There were no homeowners present at the meeting.

**2013 Budget Ratification**

As there was not a majority of all unit owners present to reject the budget, the budget was ratified in accordance with NRS 116.31151. Management will send payment coupons for 2013.

**Adjournment:** There being no further business, the meeting adjourned at 9:40 AM.

Respectfully submitted by Taylor Association Management.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**PEBBLE CANYON HOMEOWNERS ASSOCIATION**

**2013 Operating Budget**

Adopted: 10/3/2012  
Based on 365 Units

Ratified: 12/4/2012

| REVENUE               |                            |              |  | 2013<br>Annually    |
|-----------------------|----------------------------|--------------|--|---------------------|
| Quarterly Assessments | \$48 x 4 pmts x 365 units= | \$ 70,080.00 |  | \$ 70,080.00        |
| Contingency//Bad Debt |                            |              |  | \$ (3,450.00)       |
| <b>TOTAL REVENUE</b>  |                            |              |  | <b>\$ 66,630.00</b> |

| OPERATING EXPENSES           | 2012 BUDGET         | YE PROJ 2012        | 2013 PROJECTED     |                     |
|------------------------------|---------------------|---------------------|--------------------|---------------------|
|                              |                     |                     | Monthly            | Annual              |
| 4320 INSURANCE LIABILITY     | \$ 3,840.00         | \$ 2,174.00         | \$ 181.17          | \$ 2,174.00         |
| 4321 INSURANCE: D&O          | \$ 5,199.00         | \$ 5,177.00         | \$ 431.42          | \$ 5,177.00         |
| 4323 SECRETARY OF STATE      | \$ 25.00            | \$ 25.00            | \$ 2.08            | \$ 25.00            |
| 4324 OMBUDSMAN               | \$ 1,095.00         | \$ 1,095.00         | \$ 91.25           | \$ 1,095.00         |
| 4325 LEGAL FEES              | \$ 483.02           | \$ 1,180.50         | \$ 98.38           | \$ 1,180.50         |
| 4328 AUDIT & TAX PREPARATION | \$ 125.00           | \$ 125.00           | \$ 10.42           | \$ 125.00           |
| 4329 TAXES: PROPERTY & IRS   | \$ 100.00           | \$ -                | \$ -               | \$ -                |
| 4330 MANAGEMENT FEE          | \$ 34,224.00        | \$ 34,224.00        | \$ 2,994.60        | \$ 35,935.20        |
| 4334 RECORD STORAGE          | \$ 120.00           | \$ 120.00           | \$ 10.00           | \$ 120.00           |
| 4336 SPECIAL SERVICES        | \$ 587.21           | \$ 1,229.95         | \$ 100.00          | \$ 1,200.00         |
| 4337 COPIES                  | \$ 2,000.00         | \$ 1,454.70         | \$ 121.23          | \$ 1,454.70         |
| 4338 POSTAGE                 | \$ 3,561.77         | \$ 3,082.03         | \$ 275.00          | \$ 3,300.00         |
| 4339 INTENT TO LIEN LETTERS  | \$ 2,275.00         | \$ 1,560.00         | \$ -               | \$ -                |
| 4340 LANDSCAPE: CONTRACT     | \$ 6,000.00         | \$ 5,410.00         | \$ 495.00          | \$ 5,940.00         |
| 4341 LANDSCAPE: OTHER        | \$ 1,200.00         | \$ 3,625.50         | \$ 100.00          | \$ 1,200.00         |
| 4343 LIGHTING                | \$ 500.00           | \$ 21.59            | \$ 25.00           | \$ 300.00           |
| 4356 GENERAL REPAIRS         | \$ 300.00           | \$ 30.18            | \$ 41.67           | \$ 500.00           |
| 4370 NV ENERGY               | \$ 945.00           | \$ 464.45           | \$ 41.67           | \$ 500.00           |
| 4373 WATER DISTRICT          | \$ 2,700.00         | \$ 3,709.87         | \$ 333.89          | \$ 4,006.66         |
| 4390 MISCELLANEOUS EXPENSE   | \$ 1,350.00         | \$ 186.99           | \$ 41.67           | \$ 500.00           |
| Reserve Transfer             | \$ -                | \$ -                | \$ 158.08          | \$ 1,896.94         |
| <b>TOTAL EXPENSES</b>        | <b>\$ 66,630.00</b> | <b>\$ 64,895.76</b> | <b>\$ 5,552.50</b> | <b>\$ 66,630.00</b> |

|                       |                    |                     |                    |                     |
|-----------------------|--------------------|---------------------|--------------------|---------------------|
| <b>TOTAL EXPENSES</b> | <b>\$66,630.00</b> | <b>\$ 64,895.76</b> | <b>\$ 5,552.50</b> | <b>\$ 66,630.00</b> |
|-----------------------|--------------------|---------------------|--------------------|---------------------|

The Association does not project a Special Assessment in 2013.

# Pebble Canyon Homeowner Association

## 2013 RESERVE BUDGET

**Adopted: 10/3/2012**

**Ratified: 12/4/2012**

|                             |                    |
|-----------------------------|--------------------|
| <b>Current Income:</b>      | Amount:            |
| Rate of Assessment:         | \$ 0.43            |
| Number of Units:            | 365                |
| x months:                   | 12                 |
| <b>Total Annual Income:</b> | <b>\$ 1,896.94</b> |

| <b>Recurring Expenses:</b>                        | <b>2013 Projections:</b> |                     |
|---------------------------------------------------|--------------------------|---------------------|
| <b>Accounts</b>                                   | <b>Monthly:</b>          | <b>Annual:</b>      |
| Projected Reserve Balance as of December 31, 2012 |                          | \$ 82,116.22        |
| Anticipated Reserve Contributions for 2013        | \$158.08                 | \$ 1,896.94         |
| Anticipated 2013 Interest Earned                  |                          | \$ 800.00           |
| <b>SUB TOTAL</b>                                  |                          | <b>\$ 84,813.16</b> |

|                                            |                     |
|--------------------------------------------|---------------------|
| Anticipated Reserve Expenditures for 2012: |                     |
| Wrought Iron Repair/Prep/Paint             | \$ 633.00           |
| Wrought Iron Fence Replace                 | \$ 1,056.00         |
| Wrought Iron Gates Replace (5)             | \$ 3,563.00         |
| Wrought Iron Gates Replace (2)             | \$ 4,703.00         |
| Wrought Iron Gates Replace (2)             | \$ 3,349.00         |
| Reserve Study                              | \$ 1,033.00         |
| Anticipated Reserve Expenditures for 2013: |                     |
| Entry Monuments Refurbish                  | \$ 9,121.00         |
| Landscape refurbishment                    | \$ 23,000.00        |
| <b>TOTAL RESERVE EXPENDITURES</b>          | <b>\$ 46,458.00</b> |

|                                                     |              |
|-----------------------------------------------------|--------------|
| ANTICIPATED RESERVE BALANCE AS OF DECEMBER 31, 2013 | \$ 38,355.16 |
| Percent funded                                      | 88%          |

**NOTES:**

Reserve cash Balance required by Component Method 12/31/2013 as  
Perpared by John D. Beatty & Company 8/2007 \$ 43,497.00

The Board does not anticipate a Special Assessment for 2013  
Component Listing and Life Expectancy Sheet is Attached



## Pebble Canyon Homeowners Association

A Board of Directors Executive Meeting was held on July 3, 2012 at the office of Taylor Association Management, 259 N. Pecos Rd., Las Vegas, NV 89074 at 6:00PM

### BOARD MEMBERS:

| Name:         | Position:    | Term: | Present: | Absent: |
|---------------|--------------|-------|----------|---------|
| Chris Wichers | President    | 2013  | X        |         |
| Vacant        | V. President |       |          |         |
| Thomas Golden | Secretary    | 2014  | X        |         |
| William Bahr  | Treasurer    | 2013  | X        |         |
| Jim Beckham   | Director     | 2014  | X        |         |
| Miles Sansone | Director     | 2014  |          | X       |

Management: Dev Inder Pappas of Taylor Association Management

### Executive Session:

**Call to Order:** Dev Inder Pappas called the meeting to order at 8:10 PM, it was noted a Quorum was present.

- Minutes:** The minutes of the April 19, 2012 Executive Session were presented for review. Chris Wichers made a motion to approve the minutes as presented, Bill Bahr seconded the motion, motion carried unanimously.
- Legal:** No further update regarding the pending legal cases against Pebble Canyon.
- Hearings:** No Hearings are scheduled.
- Delinquency:** The delinquency report was presented for review. Management gave a brief recap of the delinquent accounts.

- c. 3263 Morning Springs – assessment account – Homeowner has been in arrears since January 2011. Homeowner has been in and out of bankruptcy, Management suggests we send the account to collections to defer any liability for collections on this account. The Board signed the paperwork to send the account to NAS and have them send the Intent to Lien letter.

5. **Violations:** The violation report was reviewed by the Board of Directors. Management did a ride-along with the inspector, sent violation letters out.
6. **Homeowner Correspondence:** There was no homeowner correspondence.
7. **Adjournment:** A motion was made by Chris Wichers to adjourn the meeting at 8:23 PM, motion carried unanimously.

Respectfully submitted for approval by Taylor Association Management

  
\_\_\_\_\_  
Signature

8-23-12  
\_\_\_\_\_  
Date

## Pebble Canyon Homeowners Association

A Board of Directors Executive Meeting was held on Thursday, February 14, 2013 at the office of Taylor Association Management, 259 N. Pecos Rd., Las Vegas, NV 89074 at 10:00 AM.

### BOARD MEMBERS:

| Name:         | Position:    | Term: | Present: | Absent: |
|---------------|--------------|-------|----------|---------|
| Chris Wichers | President    | 2013  | X        |         |
| Miles Sansone | V. President | 2014  | X        |         |
| Thomas Golden | Secretary    | 2014  | X        |         |
| William Bahr  | Treasurer    | 2013  |          | X       |
| Jim Beckham   | Director     | 2014  | X        |         |

Management: Dev Inder Pappas of Taylor Association Management

### Executive Session:

**Call to Order:** Chris Wichers called the meeting to order at 10:25 AM, it was noted a Quorum was present.

- 1) **Minutes:** The minutes of the January 17, 2013 Executive Session were presented for review. Chris Wichers made a motion to approve the minutes as presented, Tom Golden seconded the motion, motion carried unanimously.
- 2) **Hearings:** there were no Hearings scheduled.
- 3) **Delinquency:** The delinquency report was presented for review. Management gave a brief recap of the delinquent accounts.

- 
- c) 3263 Morning Springs – assessment account – the sale is scheduled for 3/1/2013 and the Board confirmed they want to move forward with the sale. NAS is instructed that if there are no bidders the sale is to be postponed.
- 

- 4) **Violations:** The violation report was reviewed by the Board of Directors. The Board had the following requests for the inspector:
  - a) Please contact Tom Golden to schedule a ride along to review walls and determine which should be cited.
  - b) Please cite all instances of peeling fascia board



5) **Homeowner Correspondence:** There was no homeowner correspondence.

6) **Adjournment:** A motion was made by Chris Wichers to adjourn the meeting at 10:57 AM, seconded by Tom Golden, motion carried unanimously.

Respectfully submitted for approval by Taylor Association Management



Signature

4.3.13

Date

## Pebble Canyon Homeowners Association

A Board of Directors Executive Meeting was held on Wednesday, April 3, 2013 at the office of Taylor Association Management, 259 N. Pecos Rd., Las Vegas, NV 89074 at 5:20 PM.

### BOARD MEMBERS:

| Name:         | Position:    | Term: | Present: | Absent: |
|---------------|--------------|-------|----------|---------|
| Chris Wichers | President    | 2013  | X        |         |
| Miles Sansone | V. President | 2014  |          | X       |
| Thomas Golden | Secretary    | 2014  | X        |         |
| William Bahr  | Treasurer    | 2013  |          | X       |
| Jim Beckham   | Director     | 2014  | X        |         |

Management: Dev Inder Pappas of Taylor Association Management

### Executive Session:

**Call to Order:** Chris Wichers called the meeting to order at 5:20 PM, it was noted a Quorum was present.

- 1) **Minutes:** The minutes of the February 14, 2013 Executive Session were presented for review. Tom Golden made a motion to approve the minutes as presented, Jim Beckham seconded the motion, motion carried unanimously.
- 2) **Hearings:** there were no Hearings scheduled.
- 3) **Delinquency:** The delinquency report was presented for review. Management gave a brief recap of the delinquent accounts.

- d) 3263 Morning Springs -- the Association foreclosed on the property and it was sold to a third party at the foreclosure sale. The Association received \$601.00 which paid the account current through February 2013. The Board waived the fines (\$6,200) as the new owner is not responsible for the fines.

- 4) **Violations:** The violation report was reviewed by the Board of Directors.
- 5) **Homeowner Correspondence:** There was no homeowner correspondence.
- 6) **Adjournment:** A motion was made by Chris Wichers to adjourn the meeting at 5:29 PM, seconded by Jim Beckham, motion carried unanimously.

Respectfully submitted for approval by Taylor Association Management

Signature

Date

# Pebble Canyon Homeowners Association

Taylor Association Management

259 N. Pecos Rd., Suite 100

Henderson, NV 89074

SFR Investments Pool 1 LLC

5030 Paradise Rd. #B-214

Las Vegas, NV 89119

**Property Address:** 3263 Morning Springs Dr.

**Account #:** 59015

| Code                    | Date      | Amount | Balance | Check# | Memo                 |
|-------------------------|-----------|--------|---------|--------|----------------------|
| <b>Balance Forward:</b> |           | 0.00   |         |        |                      |
| Quarterly Assessment    | 4/1/2014  | 48.00  | 48.00   |        | Quarterly Assessment |
| Payment - Thank You     | 4/3/2014  | -48.00 | 0.00    | 6638   | TAYLORCABL040314.DAT |
| Quarterly Assessment    | 7/1/2014  | 48.00  | 48.00   |        | Quarterly Assessment |
| Payment - Thank You     | 7/11/2014 | -48.00 | 0.00    | 8244   | TAYLORCABL071114.DAT |
| Quarterly Assessment    | 10/1/2014 | 48.00  | 48.00   |        | Quarterly Assessment |
| Payment - Thank You     | 10/6/2014 | -48.00 | 0.00    | 10395  | TAYLORCABL100614.DAT |
| Quarterly Assessment    | 1/1/2015  | 48.00  | 48.00   |        | Quarterly Assessment |
| Payment - Thank You     | 1/9/2015  | -48.00 | 0.00    | 12339  | TAYLORCABL010915.DAT |
| Quarterly Assessment    | 4/1/2015  | 48.00  | 48.00   |        | Quarterly Assessment |
| Payment - Thank You     | 4/6/2015  | -48.00 | 0.00    | 14540  |                      |
| Quarterly Assessment    | 7/1/2015  | 48.00  | 48.00   |        | Quarterly Assessment |
| Payment - Thank You     | 7/9/2015  | -48.00 | 0.00    | ACH    | 0709150510.ach       |
| Quarterly Assessment    | 10/1/2015 | 48.00  | 48.00   |        | Quarterly Assessment |
| Payment - Thank You     | 10/9/2015 | -48.00 | 0.00    | ACH    | 1009150953.ach       |
| Quarterly Assessment    | 1/1/2016  | 48.00  | 48.00   |        | Quarterly Assessment |
| Payment - Thank You     | 1/8/2016  | -48.00 | 0.00    | ACH    | 0108161048.ach       |

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

# Pebble Canyon Homeowners Association

Taylor Association Management

259 N. Pecos Rd., Suite 100

Henderson, NV 89074

Robert and Christine Hawkins

**Redacted**

Property Address: 3263 Morning Springs Dr.

Account #: 40570

| Code                    | Date       | Amount | Balance | Check# | Memo                      |
|-------------------------|------------|--------|---------|--------|---------------------------|
| <b>Balance Forward:</b> |            | 0.00   |         |        |                           |
| A1                      | 1/1/2008   | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                      | 1/25/2008  | -48.00 | 0.00    | 1938   | 1938 080125               |
| PP                      | 3/31/2008  | -48.00 | -48.00  | 1993   | 1993 080331               |
| A1                      | 4/1/2008   | 48.00  | 0.00    |        | APPLY CHARGES             |
| PP                      | 6/30/2008  | -48.00 | -48.00  | 777777 | 777777 080630             |
| A1                      | 7/1/2008   | 48.00  | 0.00    |        | APPLY CHARGES             |
| A1                      | 10/1/2008  | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                      | 10/14/2008 | -48.00 | 0.00    | 777777 | 777777 081014             |
| A1                      | 1/1/2009   | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                      | 1/15/2009  | -48.00 | 0.00    | 2071   | 2071 090115               |
| A1                      | 4/1/2009   | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                      | 4/10/2009  | -48.00 | 0.00    | 777777 | 777777 090410             |
| A1                      | 7/1/2009   | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                      | 7/10/2009  | -48.00 | 0.00    | 777777 | 777777 090710             |
| 12                      | 8/27/2009  | 5.98   | 5.98    |        | EXPENSE ADJ               |
| PP                      | 9/1/2009   | -5.98  | 0.00    | 777777 | 777777 090901             |
| A1                      | 10/1/2009  | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                      | 10/14/2009 | -48.00 | 0.00    | 777777 | 777777 091014             |
| A1                      | 1/1/2010   | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                      | 1/7/2010   | -48.00 | 0.00    | 777777 | 777777 100107             |
| A1                      | 4/1/2010   | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                      | 4/20/2010  | -48.00 | 0.00    | 777777 | 777777 100420             |
| A1                      | 7/1/2010   | 48.00  | 48.00   |        | APPLY CHARGES             |
| PP                      | 7/22/2010  | -48.00 | 0.00    | 777777 | 777777 100722             |
| 12                      | 9/27/2010  | 5.98   | 5.98    |        | EXPENSE ADJ               |
| A1                      | 10/1/2010  | 48.00  | 53.98   |        | APPLY CHARGES             |
| PP                      | 10/15/2010 | -53.98 | 0.00    | 90     | 90 101015                 |
| Quarterly Assessment    | 1/1/2011   | 48.00  | 48.00   |        | Quarterly Assessment      |
| Late Fee                | 2/25/2011  | 10.00  | 58.00   |        | Late Charge               |
| Late Fee                | 3/25/2011  | 10.00  | 68.00   |        | Late Charge               |
| Quarterly Assessment    | 4/1/2011   | 48.00  | 116.00  |        | Quarterly Assessment      |
| Certified Mail Fee      | 4/19/2011  | 6.03   | 122.03  |        | Certified Mail Fee        |
| Intent to Lien Letter   | 4/19/2011  | 65.00  | 187.03  |        | Intent to Lien Letter Fee |

# Pebble Canyon Homeowners Association

Taylor Association Management

259 N. Pecos Rd., Suite 100

Henderson, NV 89074

| Code                       | Date       | Amount  | Balance | Check# | Memo                   |
|----------------------------|------------|---------|---------|--------|------------------------|
| Late Fee                   | 4/25/2011  | 10.00   | 197.03  |        | Late Charge            |
| Late Fee                   | 5/25/2011  | 10.00   | 207.03  |        | Late Charge            |
| Credit: Cert. Mail Fee     | 5/27/2011  | -6.03   | 201.00  |        |                        |
| Credit: Intent to Lien fee | 5/27/2011  | -65.00  | 136.00  |        |                        |
| Late Fee                   | 6/25/2011  | 10.00   | 146.00  |        | Late Charge            |
| Quarterly Assessment       | 7/1/2011   | 48.00   | 194.00  |        | Quarterly Assessment   |
| Late Fee                   | 7/25/2011  | 10.00   | 204.00  |        | Late Charge            |
| Late Fee                   | 8/25/2011  | 10.00   | 214.00  |        | Late Charge            |
| Late Fee                   | 9/25/2011  | 10.00   | 224.00  |        | Late Charge            |
| Quarterly Assessment       | 10/1/2011  | 48.00   | 272.00  |        | Quarterly Assessment   |
| Late Fee                   | 10/25/2011 | 10.00   | 282.00  |        | Late Charge            |
| Late Fee                   | 11/25/2011 | 10.00   | 292.00  |        | Late Charge            |
| Late Fee                   | 12/25/2011 | 10.00   | 302.00  |        | Late Charge            |
| Quarterly Assessment       | 1/1/2012   | 48.00   | 350.00  |        | Quarterly Assessment   |
| Late Fee                   | 1/25/2012  | 10.00   | 360.00  |        | Late Charge            |
| Late Fee                   | 2/25/2012  | 10.00   | 370.00  |        | Late Charge            |
| Late Fee                   | 3/25/2012  | 10.00   | 380.00  |        | Late Charge            |
| Quarterly Assessment       | 4/1/2012   | 48.00   | 428.00  |        | Quarterly Assessment   |
| Late Fee                   | 4/25/2012  | 10.00   | 438.00  |        | Late Charge            |
| Balance Due Notice         | 4/25/2012  | 15.00   | 453.00  |        | Balance Due Notice Fee |
| Late Fee                   | 5/25/2012  | 10.00   | 463.00  |        | Late Charge            |
| Late Fee                   | 6/25/2012  | 10.00   | 473.00  |        | Late Charge            |
| Quarterly Assessment       | 7/1/2012   | 48.00   | 521.00  |        | Quarterly Assessment   |
| Late Fee                   | 7/25/2012  | 10.00   | 531.00  |        | Late Charge            |
| Late Fee                   | 8/25/2012  | 10.00   | 541.00  |        | Late Charge            |
| Late Fee                   | 9/25/2012  | 10.00   | 551.00  |        | Late Charge            |
| Late Fee                   | 10/25/2012 | 10.00   | 561.00  |        | Late Charge            |
| Late Fee                   | 11/25/2012 | 10.00   | 571.00  |        | Late Charge            |
| Late Fee                   | 12/25/2012 | 10.00   | 581.00  |        | Late Charge            |
| Late Fee                   | 1/25/2013  | 10.00   | 591.00  |        | Late Charge            |
| Late Fee                   | 2/25/2013  | 10.00   | 601.00  |        | Late Charge            |
| Payment - Thank You        | 3/19/2013  | -601.00 | 0.00    | 267102 | Pmt from NAS           |

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



Ballard Spahr LLP  
100 North City Parkway, Suite 1750  
Las Vegas, Nevada 89106-4617

1 Abran E. Vigil  
Nevada Bar No. 7548  
2 Russell J. Burke  
Nevada Bar No. 12710  
3 Holly Ann Priest  
Nevada Bar No. 13226  
4 BALLARD SPAHR LLP  
100 North City Parkway, Suite 1750  
5 Las Vegas, Nevada 89106-4617  
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7 E-Mail: burker@ballardspahr.com  
E-Mail: priesth@ballardspahr.com  
8  
9 *Attorneys for Plaintiff and Counter-Defendant*  
*JPMorgan Chase Bank N.A.*

DISTRICT COURT  
CLARK COUNTY, NEVADA

11 JPMORGAN CHASE BANK, NATIONAL )  
12 ASSOCIATION, a national association, ) CASE NO. A-13-692304-C  
13 Plaintiff, ) DEPT NO. XXIV  
14 , vs. )  
15 SFR INVESTMENTS POOL 1, LLC, a )  
16 Nevada limited liability company; DOES 1 )  
17 through 10, ROE BUSINESS ENTITIES 1 )  
18 through 10, inclusive, )  
19 Defendants. )  
20 SFR INVESTMENTS POOL 1, LLC a )  
21 Nevada limited liability company, )  
22 Counter-Claimant, )  
23 vs. )  
24 JPMORGAN CHASE BANK NATIONAL )  
25 ASSOCIATION, a national association; )  
26 ROBERT M. HAWKINS, an individual; )  
27 CHRISTINE V. HAWKINS, an individual; )  
28 DOES 1-10 and ROE BUSINESS )  
ENTITIES 1 through 10, inclusive, )  
Counter-Defendant/Cross-  
Defendants.

**SUBPOENA DUCES TECUM**  
**TO CLARK COUNTY ASSESSOR**  
**(For Production of Documents)**

THE STATE OF NEVADA SENDS GREETINGS TO:

Custodian of Records  
Clark County Assessor's Office  
500 South Grand Central Parkway, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89155

YOU ARE HEREBY COMMANDED to appear and attend a deposition on April 25, 2016, at 9:00 a.m. Your deposition will take place at Ballard Spahr LLP, 100 North City Parkway, Suite 1750, Las Vegas, Nevada 89106.

You are required to bring with you at the time of your appearance all of the documents and records set forth in EXHIBIT B, attached hereto. If you fail to attend, you will be deemed guilty of contempt of Court, N.R.C.P. 45(e), which is punishable by a fine not exceeding \$500 and imprisonment not exceeding 25 days, NRS 22.100(2). Additionally, a witness disobeying a subpoena shall forfeit to the aggrieved party \$100 and all damages sustained as a result of the failure to attend, and a warrant may issue for the witness' arrest. NRS 50.195, 50.205, 22.100(3). See EXHIBIT A for information on the rights of the person subject to this subpoena.

In lieu of your appearance, you may produce the documents requested in EXHIBIT B to this office, accompanied by the Custodian of Records Affidavit (attached as Exhibit C) no later than March 30, 2016. A NOTARIZED CUSTODIAN OF RECORDS AFFIDAVIT IS REQUIRED. Please contact the undersigned counsel with any questions.

Ballard Spahr LLP  
100 North City Parkway, Suite 1750  
Las Vegas, Nevada 89106-4617

1 Dated: March 11, 2016

2 BALLARD SPAHR LLP

3  
4 By: 

5 Abran E. Vigil  
6 Nevada Bar No. 7548  
7 Russell J. Burke  
8 Nevada Bar No. 12710  
9 Holly Ann Priest  
10 Nevada Bar No. 13226  
11 BALLARD SPAHR LLP  
12 100 North City Parkway, Suite 1750  
13 Las Vegas, Nevada 89106-4617  
14 *Attorneys for Plaintiff and Counter-*  
15 *Defendant JPMorgan Chase Bank N.A.*

16 EXHIBIT A

17 NEVADA RULES OF CIVIL PROCEDURE

18 RULE 45. SUBPOENA

19 (c) Protection of Persons Subject to Subpoena.

20 (1) A party or an attorney responsible for the issuance and service of a  
21 subpoena shall take reasonable steps to avoid imposing undue burden or expense on  
22 a person subject to that subpoena. The court on behalf of which the subpoena was  
23 issued shall enforce this duty and impose upon the party or attorney in breach of  
24 this duty an appropriate sanction, which may include, but is not limited to, lost  
25 earnings and a reasonable attorney's fee.

26 (2)(A) A person commanded to produce and permit inspection and copying  
27 of designated books, papers, documents or tangible things, or inspection of premises  
28 need not appear in person at the place of production or inspection unless  
commanded to appear for deposition, hearing or trial.

(B) Subject to paragraph (d)(2) of this rule, a person commanded to  
produce and permit inspection and copying may, within 14 days after service of the  
subpoena or before the time specified for compliance if such time is less than 14  
days after service, serve upon the party or attorney designated in the subpoena  
written objection to inspection or copying of any or all of the designated materials or  
of the premises. If objection is made, the party serving the subpoena shall not be  
entitled to inspect and copy the materials or inspect the premises except pursuant  
to an order of the court by which the subpoena was issued. If objection has been  
made, the party serving the subpoena may, upon notice to the person commanded to  
produce, move at any time for an order to compel the production. Such an order to  
compel production shall protect any person who is not a party or an officer of a  
party from significant expense resulting from the inspection and copying  
commanded.

(3)(A) On timely motion, the court by which a subpoena was issued shall  
quash or modify the subpoena if it:



1 (i) fails to allow reasonable time for compliance;

2 (ii) requires a person who is not a party or an officer of a party  
3 to travel to a place more than 100 miles from the place where that person resides, is  
4 employed or regularly transacts business in person, except that such a person may  
in order to attend trial be commanded to travel from any such place within the state  
in which the trial is held, or

5 (iii) requires disclosure of privileged or other protected matter  
6 and no exception or waiver applies, or

7 (iv) subjects a person to undue burden.

8 (B) If a subpoena

9 (i) requires disclosure of a trade secret or other confidential  
research, development, or commercial information, or

10 (ii) requires disclosure of an unretained expert's opinion or  
11 information not describing specific events or occurrences in dispute and resulting  
from the expert's study made not at the request of any party,

12 the court may, to protect a person subject to or affected by the subpoena, quash or  
13 modify the subpoena or, if the party in whose behalf the subpoena is issued shows a  
14 substantial need for the testimony or material that cannot be otherwise met  
15 without undue hardship and assures that the person to whom the subpoena is  
addressed will be reasonably compensated, the court may order appearance or  
production only upon specified conditions.

16 [As amended; effective January 1, 2005.]

17 (d) Duties in Responding to Subpoena.

18 (1) A person responding to a subpoena to produce documents shall produce  
19 them as they are kept in the usual course of business or shall organize and label  
them to correspond with the categories in the demand.

20 (2) When information subject to a subpoena is withheld on a claim that it is  
21 privileged or subject to protection as trial preparation materials, the claim shall be  
22 made expressly and shall be supported by a description of the nature of the  
documents, communications, or things not produced that is sufficient to enable the  
demanding party to contest the claim.

23 [As amended; effective January 1, 2005.]

24  
25 (e) Contempt. Failure by any person without adequate excuse to obey a  
26 subpoena served upon that person may be deemed a contempt of the court from  
which the subpoena issued.

27 [As amended; effective January 1, 2005.]

28 ///

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6 ///

## **EXHIBIT B**

### **DOCUMENTS TO PRODUCE**

#### **General Definitions**

10       1.     The term "document" includes, but is not limited to, any letter, book,  
11 drawing, note, record, e-mail, minutes of meetings, agreement, contract,  
12 memorandum, map, diagram, illustration, photograph, telegram, written analysis,  
13 report, recording of any type, transcription, and memoranda made of any telephone  
14 communication or face-to-face oral meeting or conversation, written communication  
15 (which includes, but is not limited to, any letter, interoffice communication and  
16 telegram), paper, or other writing of any sort. The term includes the original, any  
17 copy, and any draft versions thereof.

18       2.     The term "Property" means the real property located at 3263 Morning  
19 Springs Dr., Henderson NV, 89074; APN 177-24-514-043.

#### **Documents to Be Produced by Clark County Assessor**

21       1.     All documents that reflect the valuation methodology used by the  
22 county assessor for determining the taxable value of the Property.

23       2.     All documents indicating how the assessor's taxable value compares to  
24 a fair market value of the Property.

25       3.     All documents reflecting the value of the Property from 2012 to the  
26 present.

27  
28

1           4.       Certified copies of public records reflecting all taxable values of the  
2 Property, including without limitation the total taxable value, for fiscal year 2012-  
3 2013.

4           5.       Certified copies of public records reflecting all taxable values of the  
5 Property, including without limitation the total taxable value, for fiscal year 2013-  
6 2014.

7           6.       Certified copies of public records reflecting all taxable values of the  
8 Property, including without limitation the total taxable value, for fiscal year 2014-  
9 2015.

10          7.       Certified copies of public records reflecting all taxable values of the  
11 Property, including without limitation the total taxable value, for fiscal year 2015-  
12 2016.

13          8.       Certified copies of public records reflecting all taxable values of the  
14 Property, including without limitation the total taxable value, for fiscal year 2016-  
15 2017.

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Ballard Spahr LLP  
100 North City Parkway, Suite 1750  
Las Vegas, Nevada 89106-4617

EXHIBIT C

AFFIDAVIT OF CUSTODIAN OF RECORDS

STATE OF NEVADA

Case No.: A-13-692304-C

COUNTY OF CLARK

ss:

AFFLIANT, being first duly sworn, deposes and says:

1. That Affiant is the \_\_\_\_\_ (position or title) of the Clark County Assessor's Office ("Assessor's Office") and in the capacity as \_\_\_\_\_ (position or title), is a custodian of the records of the Assessor's Office.

2. That on the \_\_\_\_\_ day of March, 2016, that Affiant was served with a Subpoena from the law offices of BALLARD SPAHR LLP, in connection with the above-entitled cause, calling for the production of records.

3. That the deponent has examined the original 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 those records was made at or near the time of the act, event, condition, opinion or diagnosis recited therein by or from information transmitted by a person with knowledge, in the normal course and scope of a regularly conducted activities of the Assessor's Office.

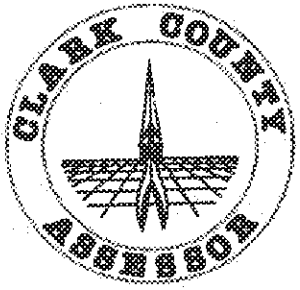
5. As the duly authorized representative and custodian of records of the Assessor's Office, I attest that these records are trustworthy to the best of my knowledge.

Executed on: \_\_\_\_\_

\_\_\_\_\_  
AFFLIANT

SUBSCRIBED and SWORN to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
NOTARY PUBLIC



**MICHELE W. SHAFE**  
Clark County Assessor

(702) 455-3882 • Fax: (702) 455-5553  
[www.ClarkCountyNV.gov/assessor](http://www.ClarkCountyNV.gov/assessor)



MEMBER  
International Association  
of Assessing Officers

Doug Scott, Assistant Director of Assessment Services

March 17, 2016

SUBJECT: Case #A-13-692304-C  
Parcel #177-24-514-043

BALLARD SPAHR LLP  
Abran E. Vigil  
Russell J. Burke  
Holly Ann Priest  
100 North City Parkway, Suite 1750  
Las Vegas, NV 89106

Dear BALLARD SPAHR LLP:

This is in response to the enclosed subpoena which was forwarded to our office for the above subject property.

Enclosed are certified printouts of the assessor's valuation record for this property, reflecting taxable value and assessed value. The assessed value is 35% of the taxable value.

The Assessor is not the Custodian of Records, therefore we are unable to complete the affidavit that is included in the subpoena.

For information regarding recorded documentation, for copies of recorded documents, or completion of the Affidavit of Custodian of Records you may contact the Recorder's Office at the following address:

Clark County Government Center  
Recorder's Office/2<sup>nd</sup> Floor  
500 South Grand Central Pkwy.  
Las Vegas, NV 89155  
(702) 455-4336

If you have any questions, or need any further information, please contact this office at (702) 455-3882.

Sincerely,

TINA MITCHELL  
Administrative Specialist

TM:tm  
enclosures







# CLARK COUNTY ASSESSOR'S OFFICE

## Parcel Information

Parcel Number : 177-24-514-043

### General Information

Owner : S F R INVESTMENTS POOL 1 L L C  
 Mailing Address : 5030 PARADISE RD #B-214  
 LAS VEGAS, NV 89119  
 Assessor Desc : SEASONS AT PEBBLE CANYON  
 PLAT BOOK 53 PAGE 45  
 LOT 50 BLOCK 10  
 Document No : 20130306:00001648  
 Rec. Date : 3/6/2013

Location Address : 3263 MORNING SPRINGS DR PARADISE  
 Sct/Twn/Rng : 24/22/61  
 Vesting : No Status  
 Abatement : OTHER - 3%  
 Details : MAILED CARD

### Assessment Information & Supplemental Value

Fiscal Year : 2017 Tax District : 470

#### Real Property Assessed Value

| Fiscal Year :        | 2015-16 | 2016-17 |
|----------------------|---------|---------|
| Land :               | 12,950  | 15,050  |
| Improvements :       | 36,737  | 37,084  |
| Personal Property :  |         |         |
| Exempt :             |         |         |
| 2016-17 Exempt Type: |         |         |
| Gross Assd :         | 49,687  | 52,134  |
| Tax Land + Imprv :   | 141,963 | 148,954 |
| Com.ElementAssd :    |         |         |
| Total Assessed :     | 49,687  | 52,134  |
| Total Taxable :      | 141,962 | 148,954 |

Supp. Improvement Value :

#### Estimated Lot Size & Appraisal Info.

Org. Const. Year : 1993  
 Estimated Size : 0.12 acres  
 Last Sale Price : \$3,700  
 Month / Year : 3/2013  
 Dwelling Units : 1

Land Use : Single Family Residence

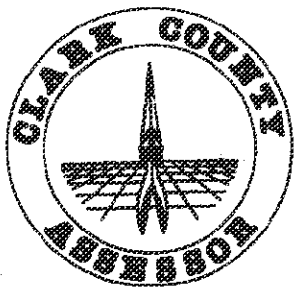
I do hereby certify that this is a true copy  
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 Office of the Clark County Assessor.  
 MICHELE W. SHAFER, Clark County Assessor

By Ami Mitchell  
 Deputy Assessor  
 Date 3/16/16

### Structure Details

#### Structure - 1

|                           |                    |                            |
|---------------------------|--------------------|----------------------------|
| Total Living SqFt : 1,292 | Carport :          | Addn/Conv.SqFt :           |
| 1st Floor SqFt : 1,292    | Stories : 1        | Pool :                     |
| 2nd Floor SqFt :          | Bedrooms : 3       | Spa :                      |
| 3rd Floor SqFt :          | Full Bathrooms : 2 | Const. Type : Frame-Stucco |
| Basement SqFt :           | Half Bathrooms :   | Roof Type : Concrete Tile  |
| Garage SqFt : 420         | Fire Place : 1     | Eff. Const. Year : 1993    |
| Casita SqFt :             |                    |                            |



# MICHELE W. SHAFE

## Clark County Assessor

(702) 455-3882 • Fax: (702) 455-5553  
www.ClarkCountyNV.gov/assessor



MEMBER  
International Association  
of Assessing Officers

Doug Scott, Assistant Director of Assessment Services

WORLD - Current

CAMA Edit Action Detail Navigate Bookmarks Plugins Tools Search Help

Parcel Number: 177-24-514-043 Parcel Status: A Active - Locally Assessed Parc Tax District: 470 PARADISE TOWN Acres: 0.1200 Maintenance: 11/19/2013

Primary Use: 110 Single Family Resider Neighborhood: 1436.56 South Square Feet: 5,227 Database: Current

Owner Names (1) | Tenancy (1)

| # | GR | Owner Name                    | Role |
|---|----|-------------------------------|------|
| 1 |    | 15 F R INVESTMENTS POOL 1 LLC | OW   |

Owner Address

Mail To:

Address: 5030 PARADISE RD #B-214

City: LAS VEGAS

State: NV Zip: 89119

Country:

Legal Lines (3)

| # | Legal Description        |
|---|--------------------------|
| 1 | SEASONS AT PEBBLE CANYON |
| 2 | PLAT BOOK 53 PAGE 45     |
| 3 | LOT 50 BLOCK 10          |

Set / Twin / Ring: 24 22 51 Block: 10 Lot: 50

Site Address: 3263 MORNING SPRINGS DR. PARADISE

Common Name:

CA Summary Taxable Building Level Cost Method Residential Cost

Primary Method: Building Level Cost Method

|                      | Taxable   | Assessed |
|----------------------|-----------|----------|
| Land                 | \$43,000  | \$15,050 |
| Subdivision Discount | \$0       | \$0      |
| Net Land             | \$43,000  | \$15,050 |
| Improvements         | \$105,954 | \$37,084 |
| Supplemental         | \$0       | \$0      |
| Common Elements      | \$0       | \$0      |
| Total Improvements   | \$105,954 | \$37,084 |
| Parcel Total         | \$148,954 | \$52,134 |
| Exemption Total      | \$0       | \$0      |

Account History

Roll Type: T Tax Year: 2016

| Tax Year | Roll Description     | Ver. ID | Tax Dist | Taxable Land Value | Taxable Building Value | Taxable CE/Extra Features Value | Total Taxable Value | Taxable New Const Value | Taxable Supplemental | Total Assessed Value |
|----------|----------------------|---------|----------|--------------------|------------------------|---------------------------------|---------------------|-------------------------|----------------------|----------------------|
| 2016     | T: Treasurer Extract | 4       | 470      | \$37,000           | \$104,962              | \$0                             | \$141,962           | \$0                     | \$0                  | \$49,687             |
| 2015     | T: Treasurer Extract | 2       | 470      | \$25,000           | \$101,873              | \$0                             | \$126,873           | \$0                     | \$0                  | \$44,406             |
| 2014     | T: Treasurer Extract | 4       | 470      | \$25,000           | \$98,109               | \$0                             | \$114,109           | \$0                     | \$0                  | \$39,938             |
| 2013     | T: Treasurer Extract | 3       | 470      | \$25,000           | \$92,609               | \$0                             | \$117,609           | \$0                     | \$0                  | \$41,163             |
| 2012     | T: Treasurer Extract | 3       | 470      | \$25,000           | \$98,057               | \$0                             | \$123,057           | \$0                     | \$0                  | \$43,070             |
| 2011     | T: Treasurer Extract | 2       | 470      | \$25,000           | \$98,109               | \$0                             | \$123,109           | \$0                     | \$0                  | \$43,070             |

History Other & Exemptions Object Level History Detail History Details Flags

Legal Lines

| # | Legal Description |
|---|-------------------|
| 1 |                   |
| 2 |                   |
| 3 |                   |
| 4 |                   |
| 5 |                   |
| 6 |                   |

Legend

Total Acreage: 0.00

Common (Ind\_ct): \$0

Classified (Ind\_e): \$0

Market (Ind\_m): \$0

Total Sq Ft: 0

Buildings

Actual Area: 0

Gross Area: 0

Base Area: 0

Heated Area: 0

Effective Area: 0

Perimeter: 0

| # | Code | Percent | Taxable Value | Taxable Supp Value | Taxable Override Value | Exempt ID | Personal Exemption Exemption Name | Grant Date |
|---|------|---------|---------------|--------------------|------------------------|-----------|-----------------------------------|------------|
| 1 |      |         | \$0           | \$0                | \$0                    |           |                                   |            |

I do hereby certify that this is a true copy  
of the instrument now on record in the  
Office of the Clark County Assessor.  
MICHELE W. SHAFE, Clark County Assessor  
By: Mia Mitchell  
Deputy Assessor  
Date: 3/16/16



PARCEL- 177-24-514-043 001 LAND USE- 1-10-0-0-0 1 PAGE 1 OF :  
 OWNER- S F R INVESTMENTS POOL 1 REVAL YEAR- 2013 LAST UPD- 09/20/2013 ---  
 LOCATION- 3263 MORNING SPRINGS DR  
 100 APPRAISER #- 068 216 BUILT INS- Y 304 CONV/ADDN TYPE- 0  
 101 CHANGE DATE- 07/1993 217 BI MICROWAVE- N YEAR BUILT- 0000  
 102 DATA COLLECTOR- 218 INTERCOM- N % COMPARABLE- .00  
 103 PARTIAL COMP % - 100 219 TRASH COMPACTOR- N TOTAL SQ FT-  
 200 YEAR BUILT- 1993 220 BI REFRIGERATOR- N PATIOS  
 201 EFFECTIVE YEAR- 1993 221 VAC CLEANER SYS- N TYP COV CEIL DCK SQ FT  
 202 QUALITY CLASS- 2 222 HARDWIRE SEC- N 401 6 5 Y 1 30  
 203 SUB CLASS- 3 223 # FP + COST RANK 1 1 402 0 0 N 0 0  
 204 TYPE(STORIES)- 1 224 % FLR HARDWOOD 403 0 0 N 0 0  
 205 SUB-FLOOR- 1 % FLR CARPET- 80 404 0 0 N 0 0  
 206 EXTERIOR WALLS- 1 % FLR VINYL- 20 500 GARAGE # 1 TYPE 1  
 207 ROOF TYPE- 5 % FLR CERAMIC- SQ FT- 420  
 208 HEATING TYPE- 1 % FLR MARB/GRAN- EXT WALLS- 1  
 209 COOLING TYPE- 1 300 FIRST FLR SF- 1292 FIN CEIL- 420 WALL- 21  
 210 TOTAL ROOMS- 5 301 SECOND FLR SF- 0 501 GARAGE # 2 TYPE 0  
 211 BEDROOMS- 3 302 ABOVE SEC FLR- 0 SQ FT- 0  
 212 FAMILY/DEN/OTHER- 0 303 BASEMENT SQFT- 0 EXT WALLS- 0  
 213 FRML DINING ROOM- N BSEMNT FIN SF- 0 FIN CEIL- 0 WALL- 0  
 214 BATHROOMS- 2/ 0 OUTSIDE ENTRANCE- N 502 CARPORT SQ FT- 0  
 215 PLUMB FXT- 9 CARPORT STG SF- 0  
 AOR /177-24-514-043 P/ PCL /177-24-514-043 AOR1/177-24-514-043/LST



PARCEL- 177-24-514-043 001 LAND USE- 1-10-0-0-0 1 PAGE 2 OF :  
 OWNER- S F R INVESTMENTS POOL 1 LOCATION- 3263 MORNING SPRINGS DR  
 600 POOL SIZE CLASS- 0 MISCELLANEOUS  
 COST RANK- 0 700  
 HEATER- N 701  
 JACUZZI- N 702  
 DECK TYPE- 0 703  
 DECK SQ FT- 0 704  
 601 SPRINKLERS- 1 705  
 602 STORAGE SQ FT- 0 706  
 STORAGE FACTOR- .00 707  
 603 FENCED YARD- 1 708  
 604 PAVING # 1 TYPE- 1 709  
 PAVING # 1 SQFT- 432 710  
 605 PAVING # 2 TYPE- 0 711  
 PAVING # 2 SQFT- 0 712  
 606 TENNIS COURT COUNT 0 713  
 COURT TYPE- 0 714  
 LIGHTING- N OTHER IMPS NET  
 FENCING- N 800 0  
 607 WELL COUNT- 0 801 0  
 608 SEPTIC- N 802 0  
 803 0  
 AOR /177-24-514-043 P/ PCL /177-24-514-043 AOR1/177-24-514-043/LST

PARCEL- 177-24-514-043 001

LAND USE- 1-10-0-0-0 1

PAGE 3 OF :

OWNER- S F R INVESTMENTS POOL 1

LOCATION- 3263 MORNING SPRINGS DR

|       |                     |      |                            |             |
|-------|---------------------|------|----------------------------|-------------|
| 900   | OVERRIDE IMP.VALUE- | 0    | ***** COST EXTENSION ***** |             |
|       | OVERRIDE CODE-      |      | BASIC RES-                 | 113779      |
| 901   | MULTIPLE ADJ.-      | .00  | SQ FT ADJ-                 | 10344       |
|       | MULT ADJ CODE-      |      | LUMP SUM ADJ-              | 6857        |
| 902   | CONDO COST SQ FT-   | 0.00 | BASEMENT-                  | 0           |
| 903   | NTV PUD/Common AREA | 0    | PORCHES-                   | 899         |
|       |                     |      | GARAGE/CARPORT-            | 16087       |
|       |                     |      | OTHER IMPS-                | 4057        |
|       |                     |      | POOL-                      | 0           |
| SALES |                     |      | RCN-                       | 152023      |
| #1    | 3700 R 03/2013      |      | DEPR-                      | 31.5% 47887 |
| #2    | 300000 R 06/2006    |      | IMPR FACT-                 | 1.00000     |
| #3    | 289000 R 11/2005    |      | RCLND-                     | 104136      |
|       |                     |      | OVERRIDE-                  | 0           |
|       |                     |      | ASSESSED-                  | 36448       |

AOR /177-24-514-043

P/

PCL /177-24-514-043

AOR1/177-24-514-043/LST

I do hereby certify that this is a true copy  
of the instrument now on record in the  
Office of the Clark County Assessor.

MICHELE W. SHAFF, Clark County Assessor

By *Anna Mitchell*

Deputy Assessor

Date *3/16/16*

PARCEL- 177-24-514-043 001 LAND USE- 1-10-0-0-0 APPRAISAL DATE- 2013  
AORH/

|             |                    | -FY 2012/2013- | -FY 2013/2014- | -FY 2014/2015- |
|-------------|--------------------|----------------|----------------|----------------|
| 202,203     | QUALITY CLASS      | 2-3            | 2-3            | 2-3            |
| 201         | EFFECTIVE YEAR     | 1993           | 1993           | 1993           |
|             | BASE COST YEAR     | 2011           | <b>2012</b>    | <b>2013</b>    |
| 300,301,302 | LIVING SQFT        | 1,292          | 1,292          | 1,292          |
| 303         | BASEMENT SQFT      |                |                |                |
| 500,501     | GARAGE SQFT        | 420            | 420            | 420            |
| 502         | CARPORT SQFT       |                |                |                |
|             | STORAGE SQFT       |                |                |                |
| 215         | PLUMBING FIXTURES  | 9              | 9              | 9              |
| 223         | #/RANK FIREPLACES  | 1              | 1              | 1              |
| 400         | PORCH INFO (1)     | 6 5 Y 1 30     | 6 5 Y 1 30     | 6 5 Y 1 30     |
| 401         | PORCH INFO (2)     |                |                |                |
| 402         | PORCH INFO (3)     |                |                |                |
| 403         | PORCH INFO (4)     |                |                |                |
| 600         | POOL CL/RK/JZ/SF   |                |                |                |
| 604         | PAVING INFO (1)    | 1 432          | 1 432          | 1 432          |
| 605         | PAVING INFO (2)    |                |                |                |
|             | OTHER IMPS NET     |                |                |                |
|             | PART COMPLETE %    | 100            | 100            | 100            |
|             | IMPROVEMENT FACTOR | 1.00000        | 1.00000        | 1.00000        |
|             | MULT ADJ FACTOR    | .89 D          | .85 D          |                |

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MICHELE W. SHAFE, Clark County Assessor  
By *Mai Nitared*  
Deputy Assessor  
Date 3/16/16

PARCEL- 177-24-514-043 001 LAND USE- 1-10-0-0-0 APPRAISAL DATE- 2013  
AORH/

|                      | -FY 2012/2013- | -FY 2013/2014- | -FY 2014/2015- |
|----------------------|----------------|----------------|----------------|
| BASIC RESIDENCE COST | 107,690        | 112,573        | 113,779        |
| SQFT ADJUSTMENT      | 9,783          | 10,130         | 10,344         |
| LUMP SUM ADJUSTMENT  | 8,146          | 6,927          | 6,857          |
| BASEMENT             | 0              | 0              | 0              |
| PORCHES              | 852            | 857            | 899            |
| GARAGE / CARPORT     | 15,243         | 15,419         | 16,087         |
| OTHER IMPS           | 3,817          | 3,858          | 4,057          |
| POOL                 | 0              | 0              | 0              |
| RCN                  | 129,523        | 127,299        | 152,023        |
| DEPRECIATION         | 28.5% 36,914   | 30.0% 38,190   | 31.5% 47,887   |
| RCLND                | 92,609         | 89,109         | 104,136        |
| OVERRIDE IMP VALUE   |                |                |                |

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Office of the Clark County Assessor.  
MICHELE W. SHAFER, Clark County Assessor  
By *Ana McTee*  
Deputy Assessor  
Date 3/16/16

2012/13

AODR 177-24-514-043

## DUMMY COMPLETE

3263 MORNING SPRINGS DR  
PARCEL- 177-24-514-043 001 REVAL YEAR 2011 LAND USE 1-10-0-0-0 1  
#100- #101- #102- #103- 100 #200- 1993 #201- 1993 ACTION- C  
#202- 2 #203- 3 #204- 1 #205- 1 #206- 1 #207- 5 #208- 1 #209- 1  
#210- 05 #211- 03 #212- 0 #213- N #214- 02 / 00 #215- 009  
#216- Y #217- N #218- N #219- N #220- N #221- N #222- N  
#223- 01 1 #224- 000 080 020 000 000 #300- 01292 #301- 00000 #302- 00000  
#303- 00000 00000 N #304 0 0000 0.00 00000  
#401- 6 5 Y 1 00030 #402- 0 0 N 0 00000 #403- 0 0 N 0 00000 #404 0 0 N 0 00000  
#500- 1 00420 1 00420 021 #501- 0 00000 0 00000 000 #502- 00000 000  
#600- 0 0 N N 0 00000 #601- 1 #602- 00000 0.00 #603- 1  
#604- 1 00432 #605- 0 00000 #606- 0 0 N N #607- 00 #608- N  
#700- 000 00000 00.00 #701- 000 00000 00.00 #702- 000 00000 00.00  
#703- 000 00000 00.00 #704- 000 00000 00.00 #705- 000 00000 00.00  
#706- 000 00000 00.00 #707- 000 00000 00.00 #708- 000 00000 00.00  
#709- 000 00000 00.00 #710- 000 00000 00.00 #711- 000 00000 00.00  
#712- 000 00000 00.00 #713- 000 00000 00.00 #714- 000 00000 00.00  
#800- 00000000 #801- 00000000  
#802- 00000000 #803- 00000000  
#900- 00000000 #901- 0.89 D #902- 000.00 #903- 00000000  
BRC 107690 SQFT 9783 LUMP 8146 BSMT 0 PRCH 852 G/C 15243  
OIMP 3817 POOL 0 RCN 129523 DEPR 28.5 36914  
NEW ASSD 32413 TAXABLE 92609

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MICHELE W. SHAFE, Clark County Assessor  
By *Anna Mitchell*  
Deputy Assessor  
Date 3/16/16



2013/14

AODR 177-24-514-043

DUMMY COMPLETE

3263 MORNING SPRINGS DR  
 PARCEL- 177-24-514-043 001 REVAL YEAR 2012 LAND USE 1-10-0-0-0 1  
 #100- #101- #102- #103- 100 #200- 1993 #201- 1993 ACTION- C  
 #202- 2 #203- 3 #204- 1 #205- 1 #206- 1 #207- 5 #208- 1 #209- 1  
 #210- 05 #211- 03 #212- 0 #213- N #214- 02 / 00 #215- 009  
 #216- Y #217- N #218- N #219- N #220- N #221- N #222- N  
 #223- 01 1 #224- 000 080 020 000 000 #300- 01292 #301- 00000 #302- 00000  
 #303- 00000 00000 N #304 0 0000 0.00 00000  
 #401- 6 5 Y 1 00030 #402- 0 0 N 0 00000 #403- 0 0 N 0 00000 #404 0 0 N 0 00000  
 #500- 1 00420 1 00420 021 #501- 0 00000 0 00000 000 #502- 00000 000  
 #600- 0 0 N N 0 00000 #601- 1 #602- 00000 0.00 #603- 1  
 #604- 1 00432 #605- 0 00000 #606- 0 0 N N #607- 00 #608- N  
 #700- 000 00000 00.00 #701- 000 00000 00.00 #702- 000 00000 00.00  
 #703- 000 00000 00.00 #704- 000 00000 00.00 #705- 000 00000 00.00  
 #706- 000 00000 00.00 #707- 000 00000 00.00 #708- 000 00000 00.00  
 #709- 000 00000 00.00 #710- 000 00000 00.00 #711- 000 00000 00.00  
 #712- 000 00000 00.00 #713- 000 00000 00.00 #714- 000 00000 00.00  
 #800- 00000000 #801- 00000000  
 #802- 00000000 #803- 00000000  
 #900- 00000000 #901- 0.85 D #902- 000.00 #903- 00000000  
 BRC 112573 SQFT 10130 LUMP 6927 BSMT 0 PRCH 857 G/C 15419  
 OIMP 3858 POOL 0 RCN 127299 DEPR 30.0 38190  
 NEW ASSD 31188 TAXABLE 89109

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 MICHELE W. SHAFE, Clark County Assessor  
 By *Mina Mitchell*  
 Deputy Assessor  
 Date 3/16/16

Owner/S/Mail To: S F R INVESTMENTS POOL 1 L L C
3263 MORNING SPRINGS DR PARADISE
Parcel Status: Active - Locally Assessed Parcel
Neighborhood: 1436.56 South
Primary Use: 110 Single Family Residence
Tax District: 470 PARADISE TOWN
Situs: 3263 MORNING SPRINGS DR PARADISE
Account Flags:
Market Area: 0
Related Parcels: 0
Summary of Taxable Values: 2014/15, 2015/16, 2016/17, 2017/18
Sales History: 2013/14, 2014/15, 2015/16, 2016/17, 2017/18
Improvements: RES 1-1 One Story, GAT 1-1 Att Garage - Tile Roof, RFN 1-1 Fence Minimum - Small Yard, RPV 1-1 Paving - Concrete, SPR 1-1 Sprinkler Minimum
Current Assignments: Data Collector, Res Appr, Comm Appr, Land Appr, FY Pcl Created, Year Improved, Split Date



# Residential Appraisal Record Worksheet

2013/14

| Parcel Information                      |                                  |                          |           | Add New Building Window |                 |                          |       |
|-----------------------------------------|----------------------------------|--------------------------|-----------|-------------------------|-----------------|--------------------------|-------|
| Appr Name/#                             |                                  |                          | Appr Date |                         |                 |                          |       |
| Parcel Number                           | 177-24-514-043                   | NBHD                     | 1436.56   |                         |                 |                          |       |
| Situs                                   | 3263 MORNING SPRINGS DR PARADISE |                          |           |                         |                 |                          |       |
| % Complete                              | 100.00%                          | Override Value           |           |                         |                 |                          |       |
| Site & Flags - Property Characteristics |                                  |                          |           |                         |                 |                          |       |
| Custom Home                             | No                               | Well or Septic on Parcel | No        |                         |                 |                          |       |
| Adjustments and Depreciation            |                                  |                          |           |                         |                 |                          |       |
|                                         |                                  |                          |           | Building ID #           | 1               | Section                  | 1     |
|                                         |                                  |                          |           | Type                    | RES             | (Res, Cond, Misc)        |       |
|                                         |                                  |                          |           | Style                   | 01 / One Story  | (1 Story, 2 Story, etc.) |       |
|                                         |                                  |                          |           | Class                   | 0 - Residential |                          |       |
|                                         |                                  |                          |           | Quality                 | 25              | (10 thru 76)             |       |
|                                         |                                  |                          |           | Actual Year             | 1993            | Eff. Year                | 1993  |
|                                         |                                  |                          |           |                         |                 | Pending Permits          | 0     |
| Building Square Footage                 |                                  |                          |           |                         |                 |                          |       |
|                                         |                                  |                          |           | Heated Area             | 1,292           | Heated Area w/Fin Bsmnt  | 1,292 |
|                                         |                                  |                          |           | 1st Floor               | 1,292           | Upper Flrs               | 0     |
|                                         |                                  |                          |           |                         |                 | Addn(s)                  | 0     |

Building Note

| Structural Elements Tab |                 |                      |                        |
|-------------------------|-----------------|----------------------|------------------------|
| Defaults                | Description     | Percent              |                        |
| Sub-Floor               | Concrete Slab   | 100.00               |                        |
| Exterior Walls          | Frame-Stucco    | 100.00               |                        |
| Heating Type            | Forced Air      | 100.00               |                        |
| Roof Type               | Concrete Tile   | 100.00               |                        |
| Cooling Type            | Central Cooling | 100.00               |                        |
| Flooring Types          |                 | Percentage           |                        |
| Hardwood                |                 |                      |                        |
| Carpet                  |                 | 80.00 %              |                        |
| Vinyl                   |                 | 20.00 %              |                        |
| Ceramic Tile            |                 |                      |                        |
| Marble                  |                 |                      |                        |
| Travertine              |                 |                      |                        |
| Concrete                |                 |                      |                        |
| Garage Type/Roof        | SqFt            | Finished             | Height                 |
| Att Garage - Tile Roof  | 420             | Yes   No             |                        |
| Patio                   |                 |                      |                        |
| #/SqFt                  | Description     | Finished             | Paving                 |
| 30                      | Patio Tile Roof | Yes   No             |                        |
| Defaults                | Units           | Built-Ins            | Units                  |
| Wall Height             | 0               | AP2 Refrigerator     | 0                      |
| Bedrooms                | 3               | AP5 Microwave        | 0                      |
| Family/Den/Other        | 0               | AP4 Dishwasher Extra | 0                      |
| Formal Dining Room      | 0               | AP7 Range/Oven       | 0                      |
| Total Rooms             | 5               | AP6 Trash Compactor  | 0                      |
| Full Baths              | 2               | X05 Bar Cooler       | 0                      |
| Half Baths              | 0               | X45 Intercom         | 0                      |
| Plumb Fxt               | 9               | X65 Vac. Cleaner Sys | 0                      |
| Built-Ins               | 1               | AP3 Walk-in Freezer  | 0                      |
| Fireplc/Fire Sprklr     | Units           | Fact                 | Home Auto/Security     |
| Fireplcs: FPL           | 1               | 1.00                 | X30 Hardwire Sec       |
| Fire Sprklrs/Sq.Ft.     |                 |                      | X31 Sec TV Camera/Ea   |
|                         |                 |                      | X32 Sec TV Monitor/Ea  |
|                         |                 |                      | X33 Sec Control Pad/Ea |
|                         |                 |                      | X35 Home Auto System   |
| Basement                |                 |                      |                        |
| Bsmnt / Finished Sq.Ft. | 0 / 0           |                      |                        |
| Outside Entrance        |                 |                      |                        |
| Bsmnt Gar - Single      | 0               |                      |                        |
| Bsmnt Gar - Double      | 0               |                      |                        |
| Other                   |                 |                      |                        |
|                         | Units/SqFt      | Factor               | Units/SqFt             |
| AC1 A/C Wall Units      |                 |                      | X40 Hm Theatre/EA      |
| AC2 Evap Cooler         |                 |                      | X50 Res Elevator/EA    |
| SNT Solar Heat/NTV      |                 |                      | X52 Sauna/SQ FT        |
| X01 B/I Aquarium/10 Gal |                 |                      | X55 Soda Fountain      |
| X15 Bowling Alley       |                 |                      | X70 Vault Doors/Each   |
| X20 Built-in-Safe/EA    |                 |                      | X75 Vault/SQ FT        |
| X25 Gable dormers/LF    |                 |                      | X80 Wine Vault/EA      |



## Extra Features Tab

| Pools/Spa/Accessories | Units/SqFt | Factor | Fencing                    | Units/SqFt | Factor | Yard Improvements                 | Units/SqFt | Factor |
|-----------------------|------------|--------|----------------------------|------------|--------|-----------------------------------|------------|--------|
| Pool Heater Included  |            |        | Fence Minimum - Small Yard | 1          | 1.00   | Fountains/EA                      |            |        |
| Heater EA             |            |        | Avg - Tract/Block Wall     |            |        | Bar-B-Que/Firepit/EA              |            |        |
| Pool Appx 300 SqFt    |            |        | Lrg - 1/2 Acre Custom      |            |        | Waterscaping/SqFt                 |            |        |
| Pool Appx 450 SqFt    |            |        | Auto Gate Opener/EA        |            |        | Pedestrian Bridge/SqFt            |            |        |
| Pool Appx 512 SqFt    |            |        | Control Pad Gate           |            |        | Sprinklers/SqFt                   |            |        |
| Pool Appx 648 SqFt    |            |        | Vehicle Detector/EA        |            |        | Edging/Curbing/LF                 |            |        |
| Pool Appx 800 SqFt    |            |        | Gate Arm/2-Way/EA          |            |        | Light/EA                          |            |        |
| Pool Custom SqFt      |            |        | Conc Block/Slump/SqFt      |            |        | Boat Dock/EA                      |            |        |
| Pool Spa/Attached EA  |            |        | Stone/SqFt                 |            |        | Residential Pont/EA               |            |        |
| Pool Slide/EA         |            |        | Wrought Iron/SqFt          |            |        | Sprinkler Minimum                 | 1          | 1.00   |
| Diving Board/EA       |            |        | Min Fencing/SqFt           |            |        | Sprinkler Avg                     |            |        |
| Separate Jacuzzi/EA   |            |        | Solid Board/SqFt           |            |        | Sprinkler Lrg                     |            |        |
| Rockscaped Grotto/EA  |            |        | Chain Link/SqFt            |            |        |                                   |            |        |
| Rocks Waterfall/EA    |            |        | Rail/Wood/SqFt             |            |        |                                   |            |        |
| Swim Up Bar/EA        |            |        |                            |            |        |                                   |            |        |
| Pool Lip Waterfall/LF |            |        |                            |            |        |                                   |            |        |
| Pool Deck             | Units/SqFt | Factor | Tennis Court Related       | Units      | Factor | Utilities                         | Units      | Factor |
| Aggregate             |            |        | Asphalt                    |            |        | Septic                            |            |        |
| Asphalt               |            |        | Clay                       |            |        | Well                              |            |        |
| Brick                 |            |        | Concrete                   |            |        | Water HKUP/avg                    |            |        |
| Concrete              |            |        | Fencing                    |            |        | Electrical HKUP/avg               |            |        |
| Kool Deck             |            |        | Lighting                   |            |        | Sewer HKUP/avg                    |            |        |
| Pebbletech            |            |        | Synthetic                  |            |        | Gas HKUP/avg                      |            |        |
| Stone                 |            |        | Racquetball Court          |            |        | Solar Panels/Per Panel            |            |        |
| Stamped               |            |        |                            |            |        | Wind Turbine/each                 |            |        |
| Tile                  |            |        |                            |            |        | Geo Thermal System/each           |            |        |
| Wood                  |            |        |                            |            |        |                                   |            |        |
| Stairs                | Units      | Factor | Building Areas             | Units/SqFt | Factor | Paving                            | Units/SqFt | Factor |
| Wood Stairs           |            |        | Storage SqFt               |            |        | Aggregate                         |            |        |
| Wood/Concrete Stairs  |            |        | Casita SqFt                |            |        | Asphalt                           |            |        |
| Concrete/Steel Stairs |            |        | Guard House SqFt           |            |        | Brick                             |            |        |
| Spiral Stairs         |            |        | Solar Room SqFt            |            |        | Paving - Concrete                 | 432        | 1.00   |
|                       |            |        | Barn/Wood/Avg/SqFt         |            |        | Kool Deck                         |            |        |
|                       |            |        | Stable/Wood/Avg/SqFt       |            |        | Pebbletech                        |            |        |
|                       |            |        | Pre-Engnr Steel Bldg/SqFt  |            |        | Stone                             |            |        |
|                       |            |        | Shooting Range/Statn       |            |        | Stamped                           |            |        |
|                       |            |        | Gazebo/EA                  |            |        | Tile                              |            |        |
|                       |            |        | Apt Over Garage/SqFt       |            |        | Wood                              |            |        |
|                       |            |        | Porte Cochere/SqFt         |            |        |                                   |            |        |
| CE / Other            | Units/SqFt | Factor |                            |            |        | Patio Paving (Structural Element) | Units/SqFt |        |

I do hereby certify that this is a true copy  
of the instrument now on record in the  
Office of the Clark County Assessor.  
MICHELE W. SHAFER, Clark County Assessor  
By *Lina Mitchell*  
Deputy Assessor  
Date *6/16/16*



# Residential Appraisal Record Worksheet

2015/16

| Parcel Information                      |                                  |                          |           | Add New Building Window |                 |                          |       |
|-----------------------------------------|----------------------------------|--------------------------|-----------|-------------------------|-----------------|--------------------------|-------|
| Appr Name/#                             |                                  |                          | Appr Date |                         |                 |                          |       |
| Parcel Number                           | 177-24-514-043                   | NBHD                     | 1436.56   |                         |                 |                          |       |
| Situs                                   | 3263 MORNING SPRINGS DR PARADISE |                          |           |                         |                 |                          |       |
| % Complete                              | 100.00%                          | Override Value           |           |                         |                 |                          |       |
| Site & Flags - Property Characteristics |                                  |                          |           |                         |                 |                          |       |
| Custom Home                             | No                               | Well or Septic on Parcel | No        |                         |                 |                          |       |
| Adjustments and Depreciation            |                                  |                          |           |                         |                 |                          |       |
|                                         |                                  |                          |           | Building ID #           | 1               | Section                  | 1     |
|                                         |                                  |                          |           | Type                    | RES             | (Res, Cond, Misc)        |       |
|                                         |                                  |                          |           | Style                   | 01 / One Story  | (1 Story, 2 Story, etc.) |       |
|                                         |                                  |                          |           | Class                   | 0 - Residential |                          |       |
|                                         |                                  |                          |           | Quality                 | 25              | (10 thru 76)             |       |
|                                         |                                  |                          |           | Actual Year             | 1993            | Eff. Year                | 1993  |
|                                         |                                  |                          |           |                         |                 | Pending Permits          | 0     |
| Building Square Footage                 |                                  |                          |           |                         |                 |                          |       |
|                                         |                                  |                          |           | Heated Area             | 1,292           | Heated Area w/Fin Bsmnt  | 1,292 |
|                                         |                                  |                          |           | 1st Floor               | 1,292           | Upper Flrs               | 0     |
|                                         |                                  |                          |           |                         |                 | Addn(s)                  | 0     |

Building Note

| Structural Elements Tab |                 |          |                      |                         |        |                      |            |
|-------------------------|-----------------|----------|----------------------|-------------------------|--------|----------------------|------------|
| Defaults                | Description     | Percent  |                      | Defaults                | Units  | Built-Ins            | Units      |
| Sub-Floor               | Concrete Slab   | 100.00   |                      | Wall Height             | 0      | AP2 Refrigerator     | 0          |
| Exterior Walls          | Frame-Stucco    | 100.00   |                      | Bedrooms                | 3      | AP5 Microwave        | 0          |
| Heating Type            | Forced Air      | 100.00   |                      | Family/Den/Other        | 0      | AP4 Dishwasher Extra | 0          |
| Roof Type               | Concrete Tile   | 100.00   |                      | Formal Dining Room      | 0      | AP7 Range/Oven       | 0          |
| Cooling Type            | Central Cooling | 100.00   |                      | Total Rooms             | 5      | AP6 Trash Compactor  | 0          |
| Flooring Types          |                 |          | Percentage           | Full Baths              | 2      | X05 Bar Cooler       | 0          |
| Hardwood                |                 |          |                      | Half Baths              | 0      | X45 Intercom         | 0          |
| Carpet                  |                 |          | 80.00 %              | Plumb Fxt               | 9      | X65 Vac. Cleaner Sys | 0          |
| Vinyl                   |                 |          | 20.00 %              | Built-Ins               | 1      | AP3 Walk-in Freezer  | 0          |
| Ceramic Tile            |                 |          |                      | Fireplc/Fire Sprklr     |        |                      | Units Fact |
| Marble                  |                 |          |                      | Fireplcs: FPL           | 1      | 1.00                 |            |
| Travertine              |                 |          |                      | Fire Sprklrs/Sq.Ft.     |        |                      |            |
| Concrete                |                 |          |                      | Basement                |        |                      |            |
| Garage Type/Roof        |                 |          | SqFt Finished Height | Bsmnt / Finished Sq.Ft. | 0 / 0  |                      |            |
| Att Garage - Tile Roof  |                 |          | 420 Yes   No         | Outside Entrance        |        |                      |            |
|                         |                 |          |                      | Bsmnt Gar - Single      | 0      |                      |            |
|                         |                 |          |                      | Bsmnt Gar - Double      | 0      |                      |            |
| Patio                   |                 |          |                      | Other                   |        |                      |            |
| #/SqFt                  | Description     | Finished | Paving               |                         |        |                      |            |
| 30                      | Patio Tile Roof | Yes   No |                      | Units/SqFt              | Factor | Units/SqFt           | Factor     |
|                         |                 |          |                      | AC1 A/C Wall Units      |        | X40 Hm Theatre/EA    |            |
|                         |                 |          |                      | AC2 Evap Cooler         |        | X50 Res Elevator/EA  |            |
|                         |                 |          |                      | SNT Solar Heat/NTV      |        | X52 Sauna/SQ FT      |            |
|                         |                 |          |                      | X01 B/I Aquarium/10 Gal |        | X55 Soda Fountain    |            |
|                         |                 |          |                      | X15 Bowling Alley       |        | X70 Vault Doors/Each |            |
|                         |                 |          |                      | X20 Built-in-Safe/EA    |        | X75 Vault/SQ FT      |            |
|                         |                 |          |                      | X25 Gable dormers/LF    |        | X80 Wine Vault/EA    |            |

I do hereby certify that this is a true copy  
of the instrument now on record in the  
Office of the Clark County Assessor.  
MICHELE W. SHAFE, Clark County Assessor  
By Joni Mitchell  
Deputy Assessor  
Date 3/16/16  
TM





# Residential Appraisal Record Worksheet

2016/17

| Parcel Information                      |                                  |                          |           | Add New Building Window |                 |                          |       |
|-----------------------------------------|----------------------------------|--------------------------|-----------|-------------------------|-----------------|--------------------------|-------|
| Appr Name/#                             |                                  |                          | Appr Date |                         |                 |                          |       |
| Parcel Number                           | 177-24-514-043                   | NBHD                     | 1436.56   |                         |                 |                          |       |
| Situs                                   | 3263 MORNING SPRINGS DR PARADISE |                          |           |                         |                 |                          |       |
| % Complete                              | 100.00%                          | Override Value           |           |                         |                 |                          |       |
| Site & Flags - Property Characteristics |                                  |                          |           |                         |                 |                          |       |
| Custom Home                             | No                               | Well or Septic on Parcel | No        |                         |                 |                          |       |
| Adjustments and Depreciation            |                                  |                          |           |                         |                 |                          |       |
|                                         |                                  |                          |           | Building ID #           | 1               | Section                  | 1     |
|                                         |                                  |                          |           | Type                    | RES             | (Res, Cond, Misc)        |       |
|                                         |                                  |                          |           | Style                   | 01 / One Story  | (1 Story, 2 Story, etc.) |       |
|                                         |                                  |                          |           | Class                   | 0 - Residential |                          |       |
|                                         |                                  |                          |           | Quality                 | 25              | (10 thru 76)             |       |
|                                         |                                  |                          |           | Actual Year             | 1993            | Eff. Year                | 1993  |
|                                         |                                  |                          |           |                         |                 | Pending Permits          | 0     |
| Building Square Footage                 |                                  |                          |           |                         |                 |                          |       |
|                                         |                                  |                          |           | Heated Area             | 1,292           | Heated Area w/Fin Bsmnt  | 1,292 |
|                                         |                                  |                          |           | 1st Floor               | 1,292           | Upper Flrs               | 0     |
|                                         |                                  |                          |           |                         |                 | Addn(s)                  | 0     |

Building Note

| Structural Elements Tab |                 |          |                 |                         |                        |                     |       |                      |                        |                       |       |       |      |
|-------------------------|-----------------|----------|-----------------|-------------------------|------------------------|---------------------|-------|----------------------|------------------------|-----------------------|-------|-------|------|
| Defaults                |                 |          | Description     |                         | Percent                | Defaults            |       | Units                | Built-Ins              |                       | Units |       |      |
| Sub-Floor               |                 |          | Concrete Slab   |                         | 100.00                 | Wall Height         |       | 0                    | AP2 Refrigerator       |                       | 0     |       |      |
| Exterior Walls          |                 |          | Frame-Stucco    |                         | 100.00                 | Bedrooms            |       | 3                    | AP5 Microwave          |                       | 0     |       |      |
| Heating Type            |                 |          | Forced Air      |                         | 100.00                 | Family/Den/Other    |       | 0                    | AP4 Dishwasher Extra   |                       | 0     |       |      |
| Roof Type               |                 |          | Concrete Tile   |                         | 100.00                 | Formal Dining Room  |       | 0                    | AP7 Range/Oven         |                       | 0     |       |      |
| Cooling Type            |                 |          | Central Cooling |                         | 100.00                 | Total Rooms         |       | 5                    | AP6 Trash Compactor    |                       | 0     |       |      |
| Flooring Types          |                 |          | Percentage      |                         |                        | Full Baths          |       | 2                    | X05 Bar Cooler         |                       | 0     |       |      |
| Hardwood                |                 |          |                 |                         |                        | Half Baths          |       | 0                    | X45 Intercom           |                       | 0     |       |      |
| Carpet                  |                 |          | 80.00 %         |                         |                        | Plumb Fxt           |       | 9                    | X65 Vac. Cleaner Sys   |                       | 0     |       |      |
| Vinyl                   |                 |          | 20.00 %         |                         |                        | Built-Ins           |       | 1                    | AP3 Walk-in Freezer    |                       | 0     |       |      |
| Ceramic Tile            |                 |          |                 |                         |                        | Fireplc/Fire Sprklr |       | Units                | Fact                   | Home Auto/Security    |       | Units | Fact |
| Marble                  |                 |          |                 |                         |                        | Fireplcs: FPL       |       | 1                    | 1.00                   | X30 Hardwire Sec      |       |       |      |
| Travertine              |                 |          |                 |                         |                        | Fire Sprklrs/Sq.Ft. |       |                      |                        | X31 Sec TV Camera/Ea  |       |       |      |
| Concrete                |                 |          |                 |                         |                        | Basement            |       |                      |                        | X32 Sec TV Monitor/Ea |       |       |      |
| Garage Type/Roof        |                 | SqFt     | Finished        | Height                  | Bsmt / Finished Sq.Ft. |                     | 0 / 0 |                      | X33 Sec Control Pad/Ea |                       |       |       |      |
| Att Garage - Tile Roof  |                 | 420      | Yes   No        |                         | Outside Entrance       |                     |       |                      | X35 Home Auto System   |                       |       |       |      |
| Patio                   |                 |          |                 |                         |                        | Bsmnt Gar - Single  |       | 0                    |                        |                       |       |       |      |
| #/SqFt                  | Description     | Finished | Paving          | Bsmnt Gar - Double      |                        | 0                   |       |                      |                        |                       |       |       |      |
| 30                      | Patio Tile Roof | Yes   No |                 | Other                   |                        |                     |       |                      |                        |                       |       |       |      |
|                         |                 |          |                 | Units/SqFt              | Factor                 |                     |       | Units/SqFt           | Factor                 |                       |       |       |      |
|                         |                 |          |                 | AC1 A/C Wall Units      |                        |                     |       | X40 Hm Theatre/EA    |                        |                       |       |       |      |
|                         |                 |          |                 | AC2 Evap Cooler         |                        |                     |       | X50 Res Elevator/EA  |                        |                       |       |       |      |
|                         |                 |          |                 | SNT Solar Heat/NTV      |                        |                     |       | X52 Sauna/SQ FT      |                        |                       |       |       |      |
|                         |                 |          |                 | X01 B/I Aquarium/10 Gal |                        |                     |       | X55 Soda Fountain    |                        |                       |       |       |      |
|                         |                 |          |                 | X15 Bowling Alley       |                        |                     |       | X70 Vault Doors/Each |                        |                       |       |       |      |
|                         |                 |          |                 | X20 Built-in-Safe/EA    |                        |                     |       | X75 Vault/SQ FT      |                        |                       |       |       |      |
|                         |                 |          |                 | X25 Gable dormers/LF    |                        |                     |       | X80 Wine Vault/EA    |                        |                       |       |       |      |

| Garage Type/Roof       | SqFt | Finished | Height |
|------------------------|------|----------|--------|
| Att Garage - Tile Roof | 420  | Yes   No |        |

| #/SqFt | Description     | Finished | Paving |
|--------|-----------------|----------|--------|
| 30     | Patio Tile Roof | Yes   No |        |

## Extra Features Tab

| Pool/Spa/Accessories  | Units/SqFt | Factor | Fencing                    | Units/SqFt | Factor | Yard Improvements                 | Units/SqFt | Factor |
|-----------------------|------------|--------|----------------------------|------------|--------|-----------------------------------|------------|--------|
| Pool Heater Included  |            |        | Fence Minimum - Small Yard | 1          | 1.00   | Fountains/EA                      |            |        |
| Heater EA             |            |        | Avg - Tract/Block Wall     |            |        | Bar-B-Que/Firepit/EA              |            |        |
| Pool Appx 300 SqFt    |            |        | Lrg - 1/2 Acre Custom      |            |        | Waterscaping/SqFt                 |            |        |
| Pool Appx 450 SqFt    |            |        | Auto Gate Opener/EA        |            |        | Pedestrian Bridge/SqFt            |            |        |
| Pool Appx 512 SqFt    |            |        | Control Pad Gate           |            |        | Sprinklers/SqFt                   |            |        |
| Pool Appx 648 SqFt    |            |        | Vehicle Detector/EA        |            |        | Edging/Curbing/LF                 |            |        |
| Pool Appx 800 SqFt    |            |        | Gate Arm/2-Way/EA          |            |        | Light/EA                          |            |        |
| Pool Custom SqFt      |            |        | Conc Block/Slump/SqFt      |            |        | Boat Dock/EA                      |            |        |
| Pool Spa/Attached EA  |            |        | Stone/SqFt                 |            |        | Residential Pont/EA               |            |        |
| Pool Slide/EA         |            |        | Wrought Iron/SqFt          |            |        | Sprinkler Minimum                 | 1          | 1.00   |
| Diving Board/EA       |            |        | Min Fencing/SqFt           |            |        | Sprinkler Avg                     |            |        |
| Separate Jacuzzi/EA   |            |        | Solid Board/SqFt           |            |        | Sprinkler Lrg                     |            |        |
| Rockscaped Grotto/EA  |            |        | Chain Link/SqFt            |            |        |                                   |            |        |
| Rocks Waterfall/EA    |            |        | Rail/Wood/SqFt             |            |        |                                   |            |        |
| Swim Up Bar/EA        |            |        |                            |            |        |                                   |            |        |
| Pool Lip Waterfall/LF |            |        |                            |            |        |                                   |            |        |
| Pool Deck             | Units/SqFt | Factor | Tennis Court Related       | Units      | Factor | Utilities                         | Units      | Factor |
| Aggregate             |            |        | Asphalt                    |            |        | Septic                            |            |        |
| Asphalt               |            |        | Clay                       |            |        | Well                              |            |        |
| Brick                 |            |        | Concrete                   |            |        | Water HKUP/avg                    |            |        |
| Concrete              |            |        | Fencing                    |            |        | Electrical HKUP/avg               |            |        |
| Kool Deck             |            |        | Lighing                    |            |        | Sewer HKUP/avg                    |            |        |
| Pebbletech            |            |        | Synthetic                  |            |        | Gas HKUP/avg                      |            |        |
| Stone                 |            |        | Racquetball Court          |            |        | Solar Panels/Per Panel            |            |        |
| Stamped               |            |        |                            |            |        | Wind Turbine/each                 |            |        |
| Tile                  |            |        |                            |            |        | Geo Thermal System/each           |            |        |
| Wood                  |            |        |                            |            |        |                                   |            |        |
| Stairs                | Units      | Factor | Building Areas             | Units/SqFt | Factor | Paving                            | Units/SqFt | Factor |
| Wood Stairs           |            |        | Storage SqFt               |            |        | Aggregate                         |            |        |
| Wood/Concrete Stairs  |            |        | Casita SqFt                |            |        | Asphalt                           |            |        |
| Concrete/Steel Stairs |            |        | Guard House SqFt           |            |        | Brick                             |            |        |
| Spiral Stairs         |            |        | Solar Room SqFt            |            |        | Paving - Concrete                 | 432        | 1.00   |
|                       |            |        | Barn/Wood/Avg/SqFt         |            |        | Kool Deck                         |            |        |
|                       |            |        | Stable/Wood/Avg/SqFt       |            |        | Pebbletech                        |            |        |
|                       |            |        | Pre-Engnr Steel Bldg/SqFt  |            |        | Stone                             |            |        |
|                       |            |        | Shooting Range/Stair       |            |        | Stamped                           |            |        |
|                       |            |        | Gazebo/EA                  |            |        | Tile                              |            |        |
|                       |            |        | Apt Over Garage/SqFt       |            |        | Wood                              |            |        |
|                       |            |        | Porte Cochere/SqFt         |            |        |                                   |            |        |
| CE / Other            | Units/SqFt | Factor |                            |            |        | Patio Paving (Structural Element) | Units/SqFt |        |

I do hereby certify that this is a true copy  
of the instrument now on record in the  
Office of the Clark County Assessor.  
MICHELE W. SHAFER, Clark County Assessor  
By *Michele W. Shafar*  
Deputy Assessor  
Date 3/16/16





Office of the Clark County Assessor.

MICHELE W. SHAFÉ, Clark County Assessor

By Michelle W. Shafe

Deputy Assessor

Date 11/11/11

NOTES  
No liability is assumed for errors or omissions in the assessment information on this map 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 (SEE) WHEN MAP IS REPRODUCED FROM 1:127 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUBSIDED NUMBER
- 5 BLOCK NUMBER
- LOT NUMBER
- 500 LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV  
Michelle W. Shafe - Assessor

1722S R61E

24

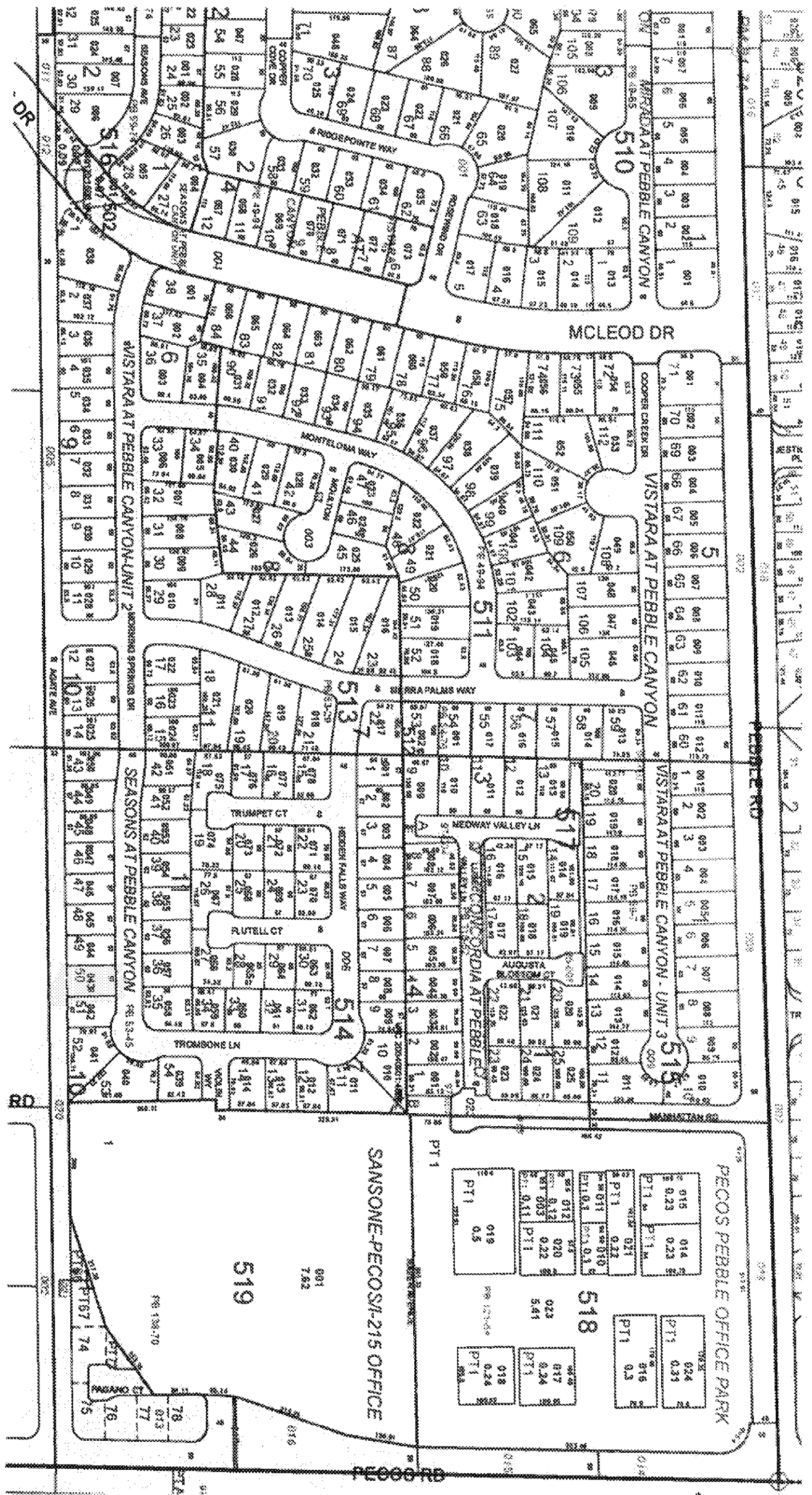
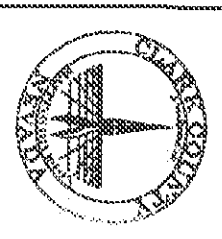
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177-24-5

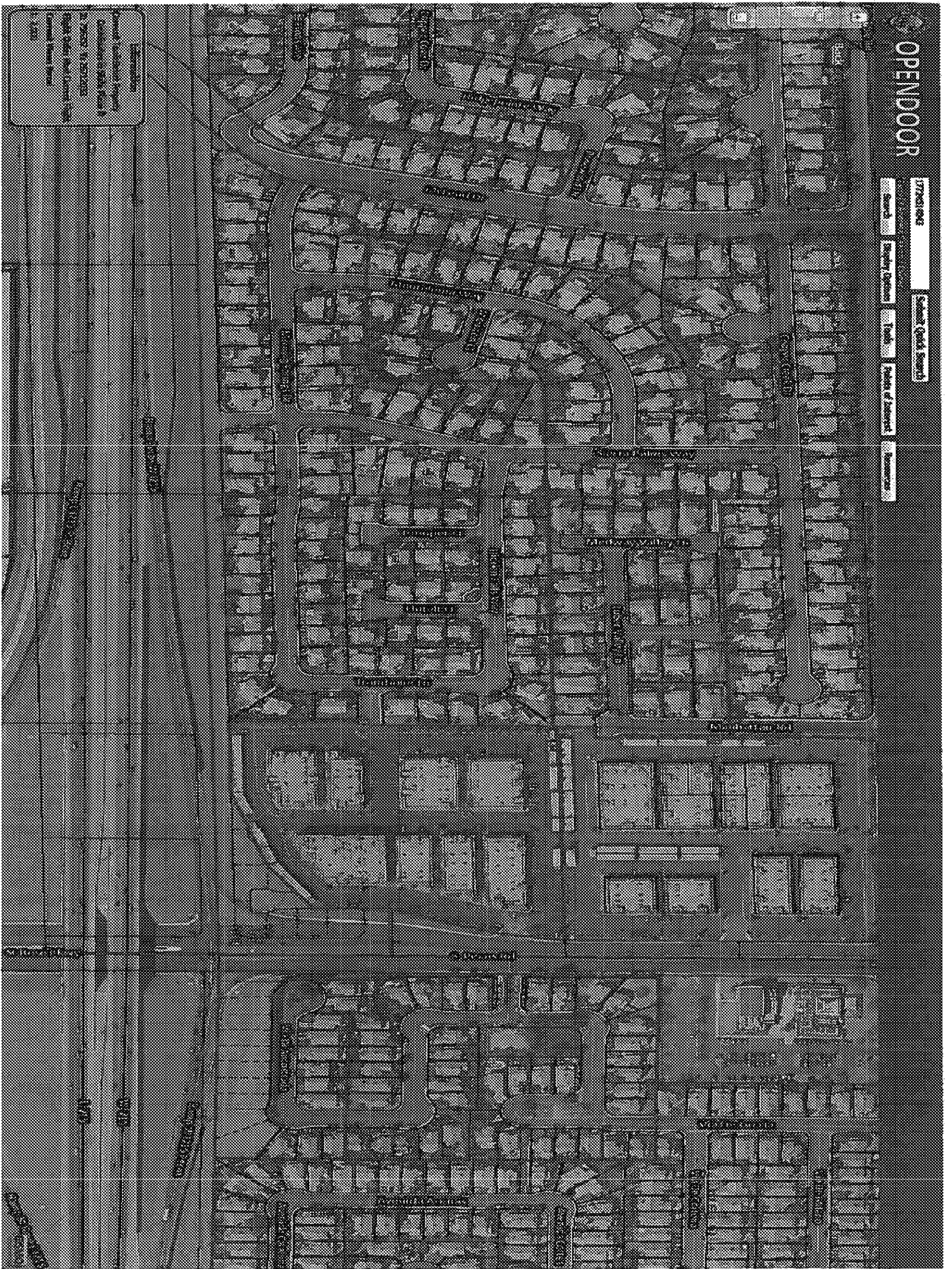
|     |     |
|-----|-----|
| 162 | 161 |
| 177 | 178 |
| 191 | 190 |

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |

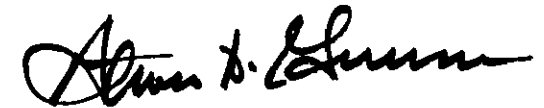


TAX DIST 470



I do hereby certify that this is a true copy  
of the instrument now on record in the  
Office of the Clark County Assessor.  
MICHELE W. SHAFER, Clark County Assessor  
By *Mi Mitchell*  
Deputy Assessor  
Date 3/16/16

# **TAB 14**



CLERK OF THE COURT

1 SAO

2 Abran E. Vigil

3 Nevada Bar No. 7548

4 Holly Ann Priest

5 Nevada Bar No. 13226

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13 *Attorneys for Plaintiff and Counter-Defendant*  
14 *JPMorgan Chase Bank, N.A.*

15 DISTRICT COURT

16 CLARK COUNTY, NEVADA

17 JPMORGAN CHASE BANK, NATIONAL )  
18 ASSOCIATION, a national association, )

CASE NO. A-13-692304-C

19 Plaintiff, )

DEPT NO. XXIV

20 vs. )

21 SFR INVESTMENTS POOL 1, LLC, a )  
22 Nevada limited liability company )

23 Defendants. )

24 SFR INVESTMENTS POOL 1, LLC a )  
25 Nevada limited liability company, )

26 Counter-Claimant, )

27 vs. )

28 JPMORGAN CHASE BANK NATIONAL )  
ASSOCIATION, a national association; )  
ROBERT M. HAWKINS, an individual; )  
CHRISTINE V. HAWKINS, an individual; )  
DOES 1-10 and ROE BUSINESS )  
ENTITIES 1 through 10, inclusive, )

Counter-Defendant/Cross- )  
Defendants. )

STIPULATION AND ORDER TO EXTEND DISCOVERY DEADLINES  
(FIRST REQUEST)



1 Pursuant to E.D.C.R. 2.35, defendant SFR Investment Pool 1, LLC ("SFR") and  
2 plaintiff JPMorgan Chase Bank, N.A. ("Chase" and together with SFR, the "Parties")  
3 hereby submit the following Stipulation and Order to Extend Discovery Deadlines.

4 The parties hereby request an extension of the current plan and schedule as follows:

5 I. Statement of Discovery Completed

6 On June 29, 2015, the Court filed a Scheduling Order, which set the following  
7 deadlines:

8 A. Close of discovery: May 2, 2016

9 B. Motions to amend pleadings or add parties: February 2, 2016

10 C. Initial expert disclosures: February 2, 2016

11 D. Rebuttal expert disclosures: March 3, 2016

12 E. Filing of dispositive motions: June 1, 2016

13 The parties have provided initial disclosures of documents and witnesses  
14 pursuant to N.R.C.P. 16.1. The parties have served discovery and responded to  
15 discovery. Chase designated and served its initial expert disclosure on February 2,  
16 2016 and SFR designated its rebuttal expert on March 3, 2016. The deposition of  
17 Chase's expert occurred on March 9, 2016. Chase also conducted the depositions of  
18 third parties Nevada Association Services, Inc. and Pebble Canyon Homeowners  
19 Association. The deposition of Chase occurred on April 21, 2016. The parties  
20 previously agreed to extend the dispositive motion deadline until July 1, 2016 to  
21 accommodate the deposition of SFR.

22 II. Discovery that Remains to be Completed

23 A. Deposition of Plaintiff

24 B. Supplement initial disclosures

25 III. The Reasons Why Remaining Discovery Was Not Completed

26 The remaining discovery to be completed before dispositive motion practice is  
27 the deposition of SFR. On March 11, 2016, Chase noticed the deposition of SFR to  
28 occur on May 2, 2016. Based on the agreement of the parties, the deposition of SFR