SUMMARY EVICTION SEVEN-DAY NOTICE TO PAY RENT OR QUIT

(NRS 40.253)

TO: JOE MACKLIN, etal. 3575 CECILE AVE, #103 LAS VEGAS NV 89115	**FROM: SUN GARDEN APTS** 3570 GEIST AVE LAS VEGAS NV 89115 702-643-1391

DATE OF SERVICE: **03/30/2023**

PLEASE TAKE NOTICE that you are in default in payment of rent for the above-described premises for the period 3/1/2023 - 3/31/2023. You are in default in amount of:

Rent: $2206.63
Late Fees: $0
Total Owed: $2206.63

TENANTS ARE ADVISED THAT THE LAS VEGAS JUSTICE COURT HAS INFORMATION ON ITS WEBSITE CONCERNING THE AVAILABLITY OF MEDIATION, GOVERNMENT SPONSORED RENTAL ASSISTANCE, AND ELECTRONIC FILING FOR THE TENANT AFFIDAVIT, AMONG OTHER MATTERS. A TENANT MAY ACCESS THIS INFORMATION AT http://www.lasvegasjusticecourt.us

Rental Assistance is available at https://chap.clarkcountynv.gov, If you have a pending application for rental assistance, or you if your landlord has refused to participate in the rental assistance process or has refused to accept rental assistance on your behalf, you have the right to assert those facts as a defense to this eviction at any point in the proceedings. Should you assert this defense to the court, the court will determine if your case is designated as one that may be paused until a determination on your rental assistance application is made or until a hearing is held for you to prove the validity of your claim of the Landlord's refusal.

Your Landlord IS NOT requesting an exemption from any pause in this eviction case due to a realistic threat of foreclosure of the rental property if unable to evict you.

Additionally, if the court determines that your case is designated as one mandating mediation, you may receive an order setting a hearing and notification of mediation after you file an affidavit contesting the eviction notice. The eviction case will be paused for not more than 30 days to facilitate mediation.

Your failure to pay rent or vacate the premises before the close of business on the seventh judical day[1] following the Date of Service of this notice may result in your landlord applying to the Justice Court for an eviction order. If the court determines you are guilty of an unlawful detainer, the court may issue a summary order for your removal or an order providing for your NON-ADMITTANCE, directing the sheriff/constable to post the order in a conspicuous place on the premises not later than 24 hours after the order is received by the sheriff/constable. The sheriff/constable shall then remove you not earlier than 24 hours but not later than 36 hours after posting of the order. Pursuant to NRS 118A.390, you may seek relief if a landlord unlawfully removes you from the premises, excludes you by blocking or attempting to block your entry upon the premises, or willfully interrupts or causes or permits the interruption of an essential service required by the rental agreement or per chapter 118A of the Nevada Revised Statutes

YOU ARE HEREBY ADVISED OF YOUR RIGHT T CONTEST THIS NOTICE by filing an Affidavit no later than by the close of business[2] on the seventh judical day following the Date of Service of this notice, with the Justice Court for the city of LAS VEGAS, stating that you have tendered payment or are not in default of rent. You can fill out the forms and file electronically at https://nevada.tylerhost.net/SRL/srl/ **(choose "SUMMARY EVICTION: Tenant's Answer"). You can file your forms in-person at the LAS VEGAS Justice Court located at 200 LEWIS AVENUE LAS VEGAS NEVADA 89155.**

DECLARATION OF SERVICE OF SEVEN-DAY NOTICE TO PAY OR QUIT

On 03/30/2023, I served a Seven-Day Notice to Pay or Quit to the following address in the following manner:

3575 CECILE AVE #103, LAS VEGAS NV 89115

✓ Because neither Tenant nor a person of suitable age or discretion could be found there, by posting a copy in a conspicuous place on the property, AND mailing a copy to the Tenant(s) at the place the property is situated.

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

03/30/2023	K GORDON		2098
(DATE)	*(SERVER'S NAME)*	*(SERVER' SIGNATURE)*	*(BADGE/LICENCE [3])*

Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under the laws of your State, Territory, locality, or tribal area, or under Federal law. Learn the steps you should take now: Visit www.cfpb.gov/eviction or call a housing counselor at 1-800-569-4287.

[1] JUDICAL DAYS DO NOT INCLUDE THE DATE OF SERVICE, SATURDAYS, SUNDAYS OR CERTAIN LEGAL HOLIDAYS.
[2] LAS VEGAS JUSTICE COURT CLOSES AT 5:30PM ON MON-THURS AND 4PM ON FRIDAYS.
[3] A SERVER WHO DOES NOT HAVE A BADGE/LICENSE NUMBER MAY BE AN AGENT OF AN ATTORNEY LICENSED IN NEVADA. NOTICES SERVED BY AGENTS MUST INCLUDE AN ATTORNEY DECLARATION AS PROOF OF SERVICE.