

THREE-DAY NOTICE TO QUIT FOLLOWING SALE **(NRS 40.255)**

TO: [TYPE OCCUPANT'S NAME HERE]
Occupant's Name(s)

[TYPE STREET ADDRESS OF PROPERTY HERE]
Address

[TYPE CITY, STATE, AND ZIP CODE OF PROPERTY]
City, State, Zip Code

Date of Service: [TYPE DATE OF SERVICE HERE]

FROM: [TYPE NAME OF OWNER HERE]
Owner's Name

[TYPE OWNER'S STREET ADDRESS HERE]
Address

[TYPE OWNER'S CITY, STATE, AND ZIP CODE HERE]
City, State, Zip Code

[TYPE OWNER'S TELEPHONE NUMBER HERE]
Telephone Number

[TYPE OWNER'S E-MAIL ADDRESS HERE]
E-Mail Address

PLEASE TAKE NOTICE that you are unlawfully in possession of the premises referenced above. The premises you occupy, as evidenced by the Deed dated [TYPE DEED DATE HERE], and attached to this notice, which County Recorder as Document No. [TYPE DOC. NO. HERE], on [TYPE RECORD DATE HERE].

TIP! Make sure all spellings are correct. You can follow the names listed with "and all occupants" if there are multiple people on the property. If it is a residential property sold as the result of foreclosure, you must investigate and determine the identity of the occupant. If it is a tenant of the former owner on the property, you cannot use this notice. You must use the Notice of Change of Ownership form as required by NRS 40.255. For forms and information, visit the Self-Help Center website, www.CivilLawSelfHelpCenter.org

TIP! The "date of service" is the date on which Occupant will be served with a copy of this eviction notice by one of the three methods described in the Declaration of Service on the bottom of this form. Make sure this date is correct. If you're not absolutely sure when this notice will be served, leave this space blank and fill it in when you know for certain.

TIP! This is the address where you want the eviction to take place. If there is a unit number, be sure to include it. Double check to make sure this address is correct.

Service of this notice. Your failure to serve you with a Summons

TIP! After you purchase a property, you must record the deed with the county recorder to give notice of your ownership. The county recorder will assign a document number to the recorded deed. In this notice, you will include the date of the deed, the date the deed was recorded with the county recorder, and the document number that was assigned to the deed when recorded.

INFORMATION ABOUT YOUR RIGHTS AND RESPONSIBILITIES can be obtained at the **Center at the Regional Justice Center in downtown Las Vegas** or on its website, www.CivilLawSelfHelpCenter.org.

DECLARATION OF SERVICE UNDER PENALTY OF PERJURY

On (insert date of service) _____, I served this notice in the following manner (**check only one**):

- ☐ By delivering a copy to the Occupant(s) personally, in the presence of a witness (server, witness, and occupant must all sign Owner's copy of notice);

(Date) _____ (Date of witness)

(Occupant's signature)

- ☐ Because the Occupant(s) _____ is usual place of business, by leaving a copy with (insert name of person of suitable age and discretion, at either place of residence or place of business;
- ☐ Because Occupant's place of residence _____ is not be found there, by placing a copy of this notice in a conspicuous place to a person there residing, if the person could be found, AND mailing² a copy to the Occupant(s) at the place where the property is situated.

TIP! You will not complete the Declaration of Service until you have actually served the Occupant with this notice. In the declaration, you're swearing under penalty of perjury that Occupant was properly served, and you're specifying the method by which Occupant was served. After you serve the Occupant with a copy of this notice, you will complete the declaration on your original notice, specifying by which method you served Occupant. Each box on the declaration represents a method of service. You should check only one method. For specific instructions on how to serve this notice, visit www.CivilLawSelfHelpCenter.org and read "Evicting A Former Owner After Foreclosure." Make sure you understand "service." Serving incorrectly could cause the court to deny your eviction request.

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

(Date) _____ (Type or print server's name) _____ (Server's signature)

¹ Judicial days do not include the date of service, weekends, or certain legal holidays.

² If this manner of service is used, Owner must obtain a "certificate of mailing" issued by the United States Post Office per NRS 40.280(3).