

OFFICIAL RECORD

Requested By:

DAVID WALLEYS POA

RECORDING REQUESTED BY:  
David Walleys Property Owners Association

AND WHEN RECORDED MAIL TO:

David Walleys POA  
c/o Trading Places International  
23807 Aliso Creek Road  
Laguna Niguel, CA 92677

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00  
BK-0312 PG- 5631 RPTT: 0.00



Duncan, James  
Po Box 207  
Grizzly Flats, CA 95636-0207  
Owner number: 191560

Contract No. 36023074031  
APN: 1319-15-000-020

## NOTICE OF FORECLOSURE SALE

YOU ARE IN DEFAULT UNDER ASSESSMENTS LIEN(S). UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT WILL BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On **APRIL 27** at **1:00 P.M.**, at **DAVID WALLEYS RESORT – MAIN OFFICE** the Board of Directors of David Walleys POA (or their designated agent) as the duly appointed Agent under and pursuant to the Claim of Lien for Delinquent Assessments recorded **04/13/2011** as Document No. **0781531** of Official Records in the Office of the Recorder of Douglas County, Nevada, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this State), an Interval Interest, all right, title and interest conveyed to and now held by it under said Claim of Lien for Delinquent Assessments in the property hereinafter described:

Association: **CANYON BUILDING 3 BI ANNUAL EXHIBIT "A"**

Name of Reputed Owner(s): **Duncan, James**

Said Assessment Lien describes the following property: **See Exhibit "B" attached hereto.**

**The property heretofore descibed is being sold "AS IS".**

The street address and other common designation, if any, of the real property described above is purported to be: **A Timeshare located at: David Walleys Property Owners Association, 2001 Foothill Road, Genoa, Nevada.**



The undersigned Authorized Agent disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the unpaid Assessments, together with any interest, penalties, costs, attorney's fees, foreclosure fees and costs secured by said Assessment Lien to-wit: **\$2,548.11** (Estimated Opening Bid). Accrued interest, penalties, late charges and additional advances, if any, will increase this figure prior to sale.

Date: March 16, 2012

AGENT OR PARTY CONDUCTING SALE:

David Walleys Property Owners Asocaition (designated agent)

By: Douglas L. Wilcox  
Douglas L. Wilcox

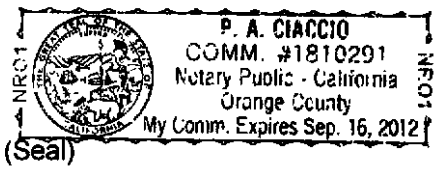
State of California )  
County of Orange ) ss.

On March 16, 2012, before me, P.A. Ciaccio, Notary Public, personally appeared Douglas L. Wilcox, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature of Notary P.A. Ciaccio



**EXHIBIT "A"**  
**CANYON BUILDING**

**Inventory No.:**

**Unit Type:**

**Type of Timeshare Interest:**

**A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows:**

**An undivided 1/2448<sup>th</sup> interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:**

**ADJUSTED PARCEL G as shown on that Record of Survey To Support a Boundary Line Adjustment recorded on September 20, 2002 in the Office of the Douglas County Recorder as Document No. 0552536, adjusting that Record of Survey recorded April 29, 2002 as Document No. 0540898, pursuant to that Final Subdivision Map LDA #98-05 for DAVID WALLEY'S RESORT, a Commercial Subdivision, filed for record with the Douglas County Recorder on October 19, 2000, in Book 1000, at Page 3464, as Document No. 0501638, and by Certificate of Amendment recorded November 3, 2000, in Book 1100, Page 467, as Document No. 0502689, Official Records of Douglas County, Nevada.**

**Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998, as Document No. 0449993, and as amended by Document Nos. 0466255, 0485265, 0489957, 0509920 and 0521436, and that Declaration of Annexation of David Walley's Resort Phase III recorded on July 1, 2003 in the Office of the Douglas County Recorder as Document No. 0582120 and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a TWO BEDROOM UNIT every other year in accordance with said Declaration.**

**Together with a perpetual non-exclusive easement of use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Relocation recorded on May 26, 2006, in Book 0506 at Page 10729, as Document No. 0676008; and Access Easement recorded on July 26, 2006, in Book 0706 at Page 9371, as Document No. 0680633, all of Official Records, Douglas County, Nevada.**

**A Portion of APN: 1319-15-000-020**



**CANYON BUILDING THREE BI ANNUAL**

36023072301	191464	2 Bedroom	1/2448	Bi-annual - Odd
36023072341	191448	2 Bedroom	1/2448	Bi-annual - Odd
36023072461	191484	2 Bedroom	1/2448	Bi-annual - Odd
36023073102	191505	2 Bedroom	1/2448	Bi-annual - Even
36023073181	191517	2 Bedroom	1/2448	Bi-annual - Odd
36023074031	191560	2 Bedroom	1/2448	Bi-annual - Odd
36023074211	191582	2 Bedroom	1/2448	Bi-annual - Odd
36023074401	191606	2 Bedroom	1/2448	Bi-annual - Odd
36023075101	191634	2 Bedroom	1/2448	Bi-annual - Odd
36023075132	191639	2 Bedroom	1/2448	Bi-annual - Even
36023076281	191727	2 Bedroom	1/2448	Bi-annual - Odd
36023078041	191825	2 Bedroom	1/2448	Bi-annual - Odd
36023078091	191835	2 Bedroom	1/2448	Bi-annual - Odd
36023078331	191863	2 Bedroom	1/2448	Bi-annual - Odd
36023078371	191869	2 Bedroom	1/2448	Bi-annual - Odd
36023079401	191937	2 Bedroom	1/2448	Bi-annual - Odd
36023080122	191968	2 Bedroom	1/2448	Bi-annual - Even
36023080301	191985	2 Bedroom	1/2448	Bi-annual - Odd

