

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- 5766 RPTT: 0.00



Steelsmith, Nadine M  
408 Smithridge Park  
Reno, NV 89502-5758  
Owner number: 188542

Contract No. 36021021200  
APN: 1319-15-000-015

## 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 **02/09/2011** as Document No. **0778338** 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: **Aurora Building 1 Annual Exhibit A**

Name of Reputed Owner(s): **Steelsmith, Nadine M**

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

**The property heretofore described 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: **\$3292.07** (Estimated Opening Bid). Accrued interest, penalties, late charges and additional advances, if any, will increase this figure prior to sale.

Date: March 15, 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.

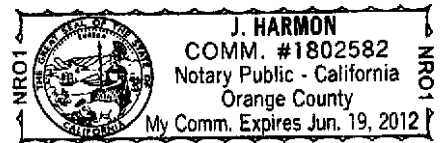
On **March 15, 2012**, before me, J. Harmon, Notary Public, personally appeared **Douglas L. Wilcox**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, 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 J. Harmon

(Seal)



Inventory No.: \_\_\_\_\_

**EXHIBIT "A"**  
**(Walley's)**

**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 1/1071<sup>st</sup> interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:**

**ADJUSTED PARCEL F: A parcel of land located within a portion of the West one-half of the Northeast one-quarter (W1/2 NE1/4) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:**

**Commencing at the one-quarter corner common to Sections 15 and 22, T13N, R19E, M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey prepared by David D. Winchell and recorded September 28, 1989 in the office of the Recorder, Douglas County, Nevada as Document No. 211937; thence South 57°32'32" East, 640.57 feet to the POINT OF BEGINNING; thence North 80°00'00" East, 93.93 feet; thence North 35°00'00" East, 22.55 feet; thence North 10°00'00" West, 92.59 feet; thence North 80°00'00" East, 72.46 feet; thence South 10°00'00" East, 181.00 feet; thence South 80°00'00" West, 182.33 feet; thence North 10°00'00" West, 72.46 feet to the POINT OF BEGINNING.**

**(Reference is made to Record of Survey for Walley's Partners Ltd. Partnership, in the office of the County Recorder of Douglas County, Nevada, recorded September 17, 1998 in Book 998, at Page 3261, as Document No. 449576.)**

**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 subject to said Declaration; with the exclusive right to use said interest for one Use Period within a \_\_\_\_\_ UNIT each 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: 1319-15-000-025**



**EXHIBIT "B"**

**AURORA BUILDING ONE ANNUAL**

36021021240	188546	2 Bedroom	1/1071	Annual
36021013410	188078	2 Bedroom	1/1071	Annual
36021014030	188094	2 Bedroom	1/1071	Annual
36021013470	188085	2 Bedroom	1/1071	Annual
36021007300	187716	2 Bedroom	1/1071	Annual
36021010460	187920	2 Bedroom	1/1071	Annual
36021014110	188102	2 Bedroom	1/1071	Annual
36021014190	176023	2 Bedroom	1/1071	Annual
36021005090	187565	2 Bedroom	1/1071	Annual
36021021200	188542	2 Bedroom	1/1071	Annual
36021018400	188380	2 Bedroom	1/1071	Annual
36021017060	188277	2 Bedroom	1/1071	Annual
36021010070	187875	2 Bedroom	1/1071	Annual
36021012200	187992	2 Bedroom	1/1071	Annual
36021019190	188414	2 Bedroom	1/1071	Annual
36021001190	193357	2 Bedroom	1/1071	Annual
36021012480	188001	2 Bedroom	1/1071	Annual

