

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-0412 PG- 0899 RPTT: 0.00



Baxter, Simone
261 SPENCER ST
Folsom, CA 95630
Owner number: 190995

Contract No. 36023062430
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. **0781530** 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 ANNUAL EXHIBIT "A"**

Name of Reputed Owner(s): **Baxter, Simone**

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.**

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 1/1224th 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 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



EXHIBIT "B"
CANYON BUILDING 3 ANNUAL

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|-------------|--------|-----------|--------|--------|
| 36023070310 | 191365 | 2 BEDROOM | 1/1224 | ANNUAL |
| 36023062430 | 190995 | 2 BEDROOM | 1/1224 | ANNUAL |
| 36023061120 | 190918 | 2 BEDROOM | 1/1224 | ANNUAL |
| 36023067420 | 191233 | 2 BEDROOM | 1/1224 | ANNUAL |
| 36023078420 | 191876 | 2 BEDROOM | 1/1224 | ANNUAL |
| 36023076240 | 191722 | 2 BEDROOM | 1/1224 | ANNUAL |
| 36023061200 | 190926 | 2 BEDROOM | 1/1224 | ANNUAL |

