

DOUGLAS COUNTY, NV

2016-875325

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FIRST AMERICAN TITLE INS CO - NATIONAL

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO  
First American Title Insurance Company  
400 S. Rampart Blvd, Suite 290  
Las Vegas, NV 89145

Batch ID: Foreclosure HOA 50007-SS3-HOA

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APN: 1318-15-819-001

Property address is: 180 Elks Point Road, Zephyr Cove, NV 89448

### NOTICE OF DELINQUENT ASSESSMENT

**IMPORTANT NOTICE! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS NOTICE, YOU COULD LOSE YOUR REAL PROPERTY WITHOUT COURT ACTION.**

This **NOTICE OF DELINQUENT ASSESSMENT** is being given pursuant to Section N.R.S. 117.070 Et Seq.; N.R.S. 116.3115 Et. Seq.; N.R.S. 116.3116 through 116.31168 Et. Seq; N.R.S. 119A.550 Et. Seq. and 119A.560 Et. Seq. and the provisions of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the Homeowners Associations as follows:

Association Claimant is **Tahoe at South Shore Vacation Owners Association, Inc., a Nevada nonprofit corporation**, as shown in that certain Declaration of CC&R's recorded **December 5, 2002**, in Book **1202**, Page **2182** in the office of the County Recorder, County of **Douglas**, State of Nevada; and as may be amended from time to time.

Property address is: **180 Elks Point Road, Zephyr Cove, NV 89448**

The description of the common interest development unit against which this notice is being recorded is as follows: **See Exhibit "A" attached hereto and made a part hereof.**

The owner(s) of record are: **See Exhibit "A" attached hereto and made a part hereof.**

The amounts owed under this assessment lien are shown: **See Exhibit "A" attached hereto and made a part hereof.**


Additional monies continue to accrue under this claim at the rate of the claimant's monthly or special assessments, plus permissible late charges, costs of collection and interest.

The name and address of the Association or other managing entity is **Tahoe at South Shore Vacation Owners Association, Inc., a Nevada nonprofit corporation c/o Wyndham Vacation Resorts, 8427 South Park Circle, Orlando, FL 32819, Phone 1-800-251-8736.**

Should the association named herein act to have the lien created by this notice enforced by non-judicial foreclosure and sale, in accordance with the provisions of Covenants Nos. 6, 7 and 8 of NRS 107.030, and NRS 107.090, the trustee authorized to enforce the lien shall be: **First American Title Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV 89145**

PLEASE NOTE THAT WE ARE A DEBT COLLECTOR.

**Tahoe at South Shore Vacation Owners Association, Inc.**

  
\_\_\_\_\_  
Ramona Harrington  
Vice President, Title Services  
Wyndham Vacation Ownership, Inc.  
Authorized agent for Tahoe at South Shore  
Vacation Owners Association, Inc.

STATE OF (Florida)

COUNTY OF (Orange)

This instrument was acknowledged before me, the undersigned Notary Public on 1/13/16  
by: Ramona Harrington known or proved to me to be the person executing the foregoing  
instrument

  
\_\_\_\_\_  
Notary Public (My commission expires: 11/12/2017)



BRIDGET BREVARD  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF069801  
Expires 11/12/2017

## Exhibit A

Property: 180 Elks Point Road, Zephyr Cove, NV 89448

A <SEE EXHIBIT B> UNDIVIDED FEE SIMPLE INTEREST AS TENANTS IN COMMON IN UNITS <SEE EXHIBIT B> IN SOUTH SHORE CONDOMINIUM ("PROPERTY"), LOCATED AT 180 ELKS POINT ROAD IN ZEPHYR COVE, NEVADA 89449, ACCORDING TO THE FINAL MAP #01-026 AND CONDOMINIUM PLAT OF SOUTH SHORE FILED OF RECORD IN BOOK 1202, PAGE 2181 AS DOCUMENT NUMBER 559872 IN DOUGLAS COUNTY, NEVADA, AND SUBJECT TO ALL PROVISIONS THEREOF AND THOSE CONTAINED IN THAT CERTAIN DECLARATION OF CONDOMINIUM - SOUTH SHORE ("TIMESHARE DECLARATION") DATED OCTOBER 21, 2002 AND RECORDED DECEMBER 5, 2002 IN BOOK 1202, PAGE 2182 AS INSTRUMENT NUMBER 559873, AND ALSO SUBJECT TO ALL THE PROVISIONS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND RECORDED OCTOBER 28, 2004 IN BOOK 1004, PAGE 13107 AS INSTRUMENT NUMBER 628022, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, WHICH SUBJECTED THE PROPERTY TO A TIMESHARE PLAN CALLED FAIRFIELD TAHOE AT SOUTH SHORE ("TIMESHARE PLAN"). LESS AND EXCEPT ALL MINERALS AND MINERAL RIGHTS WHICH MINERALS AND MINERAL RIGHTS ARE HEREBY RESERVED UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

THE PROPERTY IS A/AN <SEE EXHIBIT B> OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED <SEE EXHIBIT B> POINTS AS DEFINED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE WHICH POINTS MAY BE USED BY THE GRANTEE IN <SEE EXHIBIT B> RESORT YEAR(S).

A.P.N. <SEE EXHIBIT B>

EXHIBIT "B"

Contract Number	Owner(s) Of Record Name & Address	UDI	Units	Ownership Interest	Points / Resort Year(s)	APN	Amt of Delinquent Assessments	Date of Breach
430510230	JEFFREY PETRUS / 451 IVES DAIRY ROAD, APT 106, MIAMI, FL 33179 UNITED STATES	77,000/90,245,000	9101, 9102, 9103, 9104, 9201, 9203 and 9204	E	77000 / E	1318-15-819-001	\$961.18	5/5/12
550505507	DESIREE ZAMORA and JESSICA ZAMORA / 6355 SOUTH RILEY STREET, BLDG 3, UNIT 460, LAS VEGAS, NV 89148 UNITED STATES	154,000/90,245,000	9101, 9102, 9103, 9104, 9201, 9203, 9204 AND 14302	A	154000 / A	1318-15-819-001	\$978.84	1/21/14
570605907	MARC D SALINAS and FRANKIE H SALINAS / 3212 MONTROSE AVE, LA CRESCENT A, CA 91214 UNITED STATES	84,000/183,032,500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204	O	84000 / O	1318-15-819-001	\$657.86	8/31/13
570606871	Linda Schellenberger / 112 NORTHCOTE DR, CARY, NC 27519 UNITED STATES	714,000/183,032,500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204	A	714000 / A	1318-15-819-001	\$6,221.83	6/9/13
570610865	KI SANG KIM / 1134 S WESTERN AVENUE, APT A, LOS ANGELES, CA 90006 UNITED STATES	300,000/183,032,500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204	A	300000 / A	1318-15-819-001	\$1,108.35	1/19/14
570804104	WAITHIRA KAMAU and ISABELLE M FRANKLIN / 2946 GEORGIA STREET, OAKLAND, CA 94602 UNITED STATES	84,000/183,032,500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204	O	84000 / O	1318-15-819-001	\$668.44	8/2/13
571003136	GUADALUPE D GUTIERREZ / 1549 MARTIN AVE, SAN JOSE, CA 95126 UNITED STATES	105,000/128,986,500	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, 10304	O	105000 / O	1318-15-819-001	\$671.23	1/19/14
580524973	TIMOTHY F WEYRAUCH and ELIZABETH H WEYRAUCH / 707 WATERS EDGE DRIVE, APT 30, LAKE VILLA, IL 60046 UNITED STATES	203,000/138,156,000	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303	A	203000 / A	1318-15-819-001	\$906.85	8/8/14
580628667	HUGH McADAMS and CONSOLACION McADAMS / 1441 BELVEDERE AVE, STOCKTON, CA 95205 UNITED STATES	84,000/109,787,500	8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302, AND 8303	O	84000 / O	1318-15-819-001	\$610.68	1/4/14