

DOUGLAS COUNTY, NV

2016-876823

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FIRST AMERICAN TITLE INS CO - NATIONAL

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY
First American Title Insurance Company

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

Batch ID: Foreclosure HOA 50007-SS3-HOA

APN: 1318-15-810-001

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

**NOTICE OF DEFAULT AND ELECTION TO SELL
PROPERTY UNDER ASSOCIATION LIEN**

**WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS NOTICE, YOU
COULD LOSE YOUR REAL PROPERTY, EVEN IF THE AMOUNT IS IN DISPUTE!**

Lien information is shown on Exhibit "A" attached hereto and made a part hereof.

Notice: You are in Default. You may have the legal right to stop the sale of your property by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is five business days prior to the date set for sale of your property. The amount of default will increase until your account becomes current. If you have any questions, you should contact a lawyer. The sale date may be set not less than 60 days from the date of this notice of default, or the date of recordation of this notice, whichever is later. This notice shall be recorded in the Official Records of Douglas County, Nevada. This amount as shown on **Exhibit "A"** is comprised of **delinquent assessment, property taxes, fees, collection costs and / or penalties** and is as of the date of this Recording, and will increase until your account becomes current. In addition, the foreclosure processing fees to date are \$250 and will increase as the foreclosure progresses.

While your property is in foreclosure, you must pay any other obligations (such as insurance and taxes) required by your Declaration of Condominium – South Shore, recorded on **December 5, 2002**, in Book **1202**, Page **2182** as Instrument No. **559873**, as amended, 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 No. **628022**, Official Records of Douglas County, Nevada, as amended. If you fail to make future payments of your assessments, pay taxes on property, provide insurance on the property, or pay other obligations as required, the Association may insist that you do so in order to reinstate your account in good standing.

Upon your written request, **Tahoe at South Shore Vacation Owners Association, Inc.**, a Nevada **nonprofit corporation** (the "Association") must provide you a written itemization of the entire amount you must pay. You must pay all amounts in default at the time payment is made. Send your written request to the Association - **Tahoe at South Shore Vacation Owners Association, Inc. c/o Wyndham Vacation Resorts, 8427 South Park Circle, Orlando, FL 32819, Phone 1-800-251-8736.**

This is an attempt to collect a debt and any information obtained will be used for that purpose.
Exhibit "A" is attached hereto and is made a part hereof.

NOTICE OF DEFAULT and DESCRIPTION OF BREACH

THIS NOTICE is given pursuant to that certain Assessment Lien, recorded as shown on **Exhibit "A"**, of official Records in the office of the recorder of **Douglas County, Nevada** securing obligations in favor of said Association, pursuant to the terms contained in the Declaration of Covenants, Conditions and Restrictions, and as provided for under N.R.S. 117.070 et. Seq. or N.R.S. et. Seq. and N.R.S. 116.3116 through 116.31168 et. Seq., for property. The Owner(s) of the property are in Breach and Default for failure to pay delinquent Assessment payments for that certain Timeshare Estate as described in the Declaration of Condominium – South Shore, recorded on December 5, 2002, in Book 1202, Page 2182 as Instrument No. 559873, as amended, 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 No. 628022, Official Records of Douglas County, Nevada, as amended, and in particular that certain timeshare interval commonly described as shown on **Exhibit "A"**.

Property Address is: **180 Elks Point Road, Zephyr Cove, NV 89448** and Owner(s) of Record are as shown on **Exhibit "A"**.

The Association hereby appoints **First American Title Insurance Company**, as its Agent and Trustee for the above referenced Assessment Lien. The Association has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with Trustee all documents evidencing the obligations secured thereby and has elected and does hereby elect to cause the herein described property, liened by said Association, to be sold to satisfy the obligations secured thereby.

If you have any questions, you should contact a lawyer. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

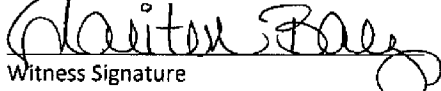
First American Title Insurance Company

Dated: February 16, 2016



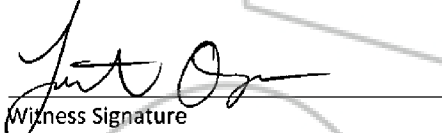
Tiffany Rose Ortiz, Trustee Sale Officer

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: Maritere Baez



Witness Signature

Print Name: Jonathan Orozco

State of FLORIDA)

SS

County of ORANGE)

On February 16, 2016 before me, Maritere Baez the undersigned Notary Public, personally appeared Tiffany Rose Ortiz personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

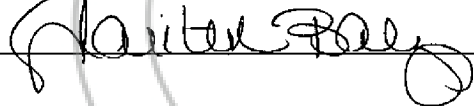
Signature  (Seal)



EXHIBIT "B"

Contract Number	Owner(s) Of Record Name & Address	UDI	Units	Ownership Interest	Points / Resort Year(s)	APN	Assessment Lien Dated	Assessment Lien Recording Date	Assessment Lien Instrument Number	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	BIENNIAL	77000 / BIENNIAL	1318-15-819-001	1/13/2016	1/14/2016	2016-875325	\$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	ANNUAL	154000 / ANNUAL	1318-15-819-001	1/13/2016	1/14/2016	2016-875325	\$978.84	1/21/14
570605907	MARC D SALINAS and FRANKIE H SALINAS / 3212 MONTROSE AVE, LA CRESCENTA, CA 91214 UNITED STATES	84,000/183,032,500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204	BIENNIAL	84000 / BIENNIAL	1318-15-819-001	1/13/2016	1/14/2016	2016-875325	\$657.86	8/31/13
570606871	Linda Scheilenberger / 112 NORTHCOLE DR, CARY, NC 27519 UNITED STATES	714,000/183,032,500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204	ANNUAL	714000 / ANNUAL	1318-15-819-001	1/13/2016	1/14/2016	2016-875325	\$6,221.83	6/9/13

EXHIBIT "B"

Contract Number	Owner(s) Of Record Name & Address	UDI	Units	Ownership Interest	Points / Resort Year(s)	APN	Assessment Lien Dated	Assessment Lien Recording Date	Assessment Lien Instrument Number	Amt of Delinquent Assessments	Date of Breach
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	ANNUAL	300000 / ANNUAL	1318-15-819-001	1/13/2016	1/14/2016	2016-875325	\$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	BIENNIAL	84000 / BIENNIAL	1318-15-819-001	1/13/2016	1/14/2016	2016-875325	\$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	BIENNIAL	105000 / BIENNIAL	1318-15-819-001	1/13/2016	1/14/2016	2016-875325	\$671.23	1/19/14

EXHIBIT "B"

Contract Number	Owner(s) Of Record Name & Address	UDI	Units	Ownership Interest	Points / Resort Year(s)	APN	Assessment Lien Dated	Assessment Lien Recording Date	Assessment Lien Instrument Number	Amt of Delinquent Assessments	Date of Breach
580524973	TIMOTHY F WEYRAUCH and ELIZABETH 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	ANNUAL	203000 / ANNUAL	1318-15-819-001	1/13/2016	1/14/2016	2016-875325	\$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	BIENNIAL	84000 / BIENNIAL	1318-15-819-001	1/13/2016	1/14/2016	2016-875325	\$610.68	1/14/14