

APN: 1319-30-616-019 (a portion of)



KAREN ELLISON, RECORDER

**Recording Requested by and
When Recorded, Mail to:**

Chris D. Nichols, Esq.
Minden Lawyers, LLC
PO Box 2860
Minden, NV 89423

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

I, the undersigned, hereby affirm that this document submitted for recording does not contain the Social Security number of any person or persons. (Per NRS 239B.030)

NOTICE OF SALE

NOTICE IS HEREBY GIVEN to BRITTON L. CLAIR and GERDA G. CLAIR:

WARNING! A SALE OF YOUR TIME SHARE PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR TIME SHARE PROPERTY, EVEN IF THE AMOUNT IS IN DISPUTE. YOU MUST ACT BEFORE THE SALE DATE.

WHEREAS, TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION ("Association"), is granted under the Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as Document No. 78473, and as rerecorded May 24, 1983 as Document 80819 in the Official Records of Douglas County, State of Nevada, and the Declaration of Time Share Covenants, Conditions and Restrictions recorded on October 24, 1983 as Document No. 89976, and as amended by the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions recorded on November 10, 1983 as Document No. 090832 in the Official Records of Douglas County, State of Nevada, a lien in its favor with the power of sale, to secure payment to the Association of any all assessments made plus interest, fees and costs; and,

WHEREAS, TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION as owner and holder of certain delinquent assessments in the amount of \$71.36, plus interest, fees and costs, and which caused a Notice of Assessment and Claim of Lien to be recorded on 20 October 2015 as Document No. 2015-871460, in the Official Records of Douglas County; and,

WHEREAS, TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION did cause a Notice of Default and Election to Sell, with respect to such delinquent assessments, to be recorded on 14 December 2015, in the office of the Douglas County Recorder, as Document No. 2015-874014; and, as hereinafter indicated, the default has not been cured, and the Association has determined to proceed to sell the land and premises hereinafter described.

NOW, THEREFORE, in accordance with the terms under the authority of said Declaration of Time Share Covenants, Conditions and Restrictions, TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION, does hereby give notice that on **July 6, 2016 at the hour of 10:00 a.m.**, at the principal office of the Association located at 750 Wells Fargo Lane, Stateline, Nevada, 89449 said Association **WILL CAUSE TO BE SOLD AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH**, in lawful money of the United States of America all that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

“A Time Share interest comprised of the following:

Condominium Unit No. 619, a/k/a No. 619; One Use Period consisting of Winter Season, Interval/Week 3; and Legacy Control No. 331903, and more specifically described as:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium estate described as follows:

(a) Condominium Unit No. 19 also known as 619, Building B, as set forth in the condominium map of Lot 33, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada, during ONE (1) “Use Period” within the Winter “Season” during interval or week 3, Legacy Control No. 331903, as defined in the Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as Document No. 78473, and as rerecorded May 24, 1983 as Document No. 80819 in the Official Records, Douglas County, State of Nevada, and the Declaration of Time Share Covenants, Conditions and Restrictions recorded on October 24, 1983 as Document No. 89976 and as amended by the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions recorded on November 10, 1983 as Document No. 090832 in the Official Records of Douglas County, State of Nevada.

(b) An undivided 1/11th interest in and to the common area designated, depicted and described in the condominium map of Lot 33, Building B, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records Douglas County, State of Nevada, during and for the “Use Period” set forth in subparagraph (a) above.

PARCEL TWO:

A non-exclusive right to use the “Special Common Area” as defined, and for the purposes and on the terms and conditions set forth, in that certain Declaration of Annexation (Tahoe Summit Village) and Grant, Bargain and Sale Deed recorded May 27, 1987 in Book 587 at Page 2664 as Document No. 155368, Official

Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

PARCEL THREE:

A non-exclusive right to use the real property known as Common Area on the official map of Tahoe Village Unit No. 2, recorded March 29, 1974 as Document No. 72495, Official Records of Douglas County, State of Nevada, as amended and modified, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973 as Document No. 63681, Official Records of Douglas County, State of Nevada, and as amended by instruments recorded with said County and State on September 28, 1973 as Document No. 69063 in Book 973, Page 812 and July 2, 1976 as Document 01472 in Book 776, Page 87 of Official Records and for the "Use Period" as set forth in subparagraph (a) above.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said Use Period within said Season."

A portion of 1319-30-616-019 (ptn. of)

Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal of the delinquent assessments owing to Tahoe Summit Village Timeshare Association in the amount of \$71.36, plus interest thereon and any fees, charges or expenses incurred by the Association regarding the foregoing.

Dated this 26 day of April, 2016.

TAHOE SUMMIT VILLAGE
TIMESHARE ASSOCIATION



Alan Dickler, President

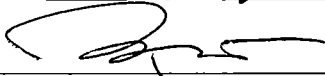
(NOTARY ON SEPARATE PAGE)

State of NEVADA)
County of Clark) : ss.

Alan Dickler, being first duly sworn, deposes and says:

That he is the President of Tahoe Summit Village Timeshare Association, the claimant in the foregoing Notice of Sale; that he has read the foregoing Notice and knows the contents thereof; that to the best of his knowledge, information and belief, the contents of said Notice are true and correct; that he is authorized to execute this Notice on behalf of the claimant, and that he does so freely and voluntarily and for the purposes therein stated.

Subscribed and sworn to before me
this 28th day of April, 2016.



Notary Public

