

DOUGLAS COUNTY, NV

2016-883648

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07/01/2016 11:44 AM

FIRST AMERICAN TITLE INS CO - NATIONAL

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
First American Title Insurance Company
400 International Parkway, Suite 380
Lake Mary, FL 32746

Batch ID: Foreclosure HOA 54220 SS4-HOA

APN: See Exhibit "B"

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 "B"**

The amounts owed under this assessment lien are shown on **See Exhibit "B"**

Plus Legal Processing Fee: \$250.00

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 International Parkway, Suite 380, Lake Mary, Florida, 32746

PLEASE NOTE THAT WE ARE A DEBT COLLECTOR.

Dated: 6/29/2016

Tahoe at South Shore Vacation Owners Association, Inc.,
a Nevada nonprofit corporation

Doug Ward
Director, Title Services

State of FL }

County of Orange }^{SS}

On 6/29/2016 before me, Rebecca D Anderson the undersigned Notary Public, personally appeared Doug Ward personally known to me (or proved to me on the basis of satisfactory evidence) 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 Rebecca D Anderson (Seal)



Rebecca D. Anderson
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF997946
Expires 6/1/2020

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
570806117	Paul E. Rowe and Barbara K. Rowe / 591 Wellesley Dr. Apt 104, Corona, CA 92879 UNITED STATES	84000/183032500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204	E	168000 / E	1318-15-822-01	\$665.70	3/31/14
130504962	Herman Wise and Raquel E. Wise / 105 Citrus Terrace, Hartington, TX 78550 UNITED STATES	52500/90245000	9101, 9102, 9103, 9104, 9201, 9203 and 9204	E	105000 / E	1318-15-819-001	\$601.08	3/1/13
570801324	Cecelia Beyer / 1625 Taft Ave, Hollywood, CA 90028 UNITED STATES	84000/183032500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104	O	168000 / O	1318-15-822-001	\$664.72	2/28/14
130506041	Vincent Lentini and Vincenzo A. Lentini / 8707 E. Mescal St, Scottsdale, AZ 85260 UNITED STATES	490000/128986500	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 and 10304	A	490000 / A	1318-15-820-001	\$1,959.24	9/1/15
580636629	Gary Centell Washington / 6532 Bartfield Dr, Williamsburg, VA 23188 UNITED STATES	84000/183032500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204	O	168000 / O	1318-15-822-001	\$714.84	3/1/14
580603157	Patricia Parrel and Carol O'Brien / 2370 North Ave Unit 7C, Bridgeport, CT 06604 UNITED STATES	203000/128986500	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304	A	203000 / A	1318-15-820-001	\$1,121.88	10/31/14

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
410537229	East Texas Utility Services, Inc., / PO Box 1673, Jacksonville, TX 75766 UNITED STATES	672000/90245000	9101, 9102, 9103, 9104, 9201, 9203 AND 9204	A	672000 / A	1318-15-819-001	\$3,108.00	3/31/15
570610238	Rodney S. Brown and Melinda S. Brown / 22 Primrose Ln, Grass Valley, CA 95945 UNITED STATES	84000/138156000	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303	O	168000 / O	1318-15-817-001	\$765.59	1/1/14
570608117	Floribbean Escapes / 1235 E Parkway, Gatlinburg, TN 37738 UNITED STATES	105000/183032500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104,	O	210000 / O	1318-15-822-001 and 1318-15-823-001	\$922.77	12/29/13
410612014	Roger D Seppala and Marietta T Seppala, Individually and as Trustees of the The R.D. and M.T. Seppala Trust, dated March 21, 1991 / 1112 NE Ball Dr, Lees Summit, MO 64086 UNITED STATES	371000/183032500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302	A	371000 / A	1318-15-822-001 and 1318-15-823-001	\$2,829.45	5/1/14
571101369	Valhalla Enterprises, LLC, a Florida Limited Liability Corporation / 757 SE 17th St, Ft. Lauderdale, FL 33316 UNITED STATES	90000/183032500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302	A	90000 / A	1318-15-822-001 and 1318-15-823-001	\$977.60	2/20/13

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
170507743	Harold Hedges and Gloria Hedges, Individually and as Trustees of the Hedges Family Living Trust dated the 7th day of August, 1992 / 3912 Ironwood CT, Edmond, OK 73003 UNITED STATES	614000/138156000	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, AND 7303	A	614000 / A	1318-15-817-001	\$7,211.71	1/31/13
410539753	Wallace W Jue and Joann R Jue / 3443 Corona St, Camarillo, CA 93010 UNITED STATES	77000/109787500	8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302, AND 8303	A	77000 / A	1318-15-818-001	\$2,157.90	12/1/15
170508634	Craig Francois / 2128 Erin Lane, Mount Juliet, TN 37122 UNITED STATES	300000/109787500	8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302, AND 8303	A	300000 / A	1318-15-818-001	\$1,017.75	5/31/15
580634806	Tashcka Charles and Adrian Carson / 2211 N. Rampart Blvd #1, Las Vegas, NV 89128 UNITED STATES	84000/90245000	9101, 9102, 9103, 9104, 9201, 9203, AND 9204	O	168000 / O	1318-15-819-001	\$640.64	4/23/14
570807669	Jaime Gutierrez Sada and the Unrecorded Interest of the spouse of Jaime Gutierrez Sada, if any / AV 10 Con Calle 12, Playa Del Carmen, QU 77710 MEXICO	300000/138156000	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, AND 7303	A	300000 / A	1318-15-817-001	\$2,810.50	11/25/10

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
570807693	James L. Dix and Cherie Alice Dix / 11013 COPPERPOLIS RD, STOCKTON, CA 95215 UNITED STATES	210000/138156000	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303	A	210000 / A	1318-15-817-001	\$842.06	5/1/15
570708859	Unknown Successor Trustee of the Roesch Family Trust, dated January 13, 2004 / PO BOX 103, NEWCASTLE, CA 95658 UNITED STATES	84000/183032500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302	E	168000 / E	1318-15-822-001	\$1,035.51	1/27/13
580545838	Aubrey D Livingston and Mary P Livingston / 3706 LUCA ST, HOUSTON, TX 77021 UNITED STATES	77000/128986500	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304	O	154000 / O	1318-15-820-001	\$950.83	12/21/12
170507198	Brian Moseley, Individually and as Trustee of the Hardeman Trust dated March 28, 2006 and David D. Bleier and Cheryl Bleier / 3611 RICE MINE RD NE LO, TUSCALOOSA, AL 35406 UNITED STATES	462000/138156000	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303	A	462000 / A	1318-15-817-001	\$5,569.68	1/29/13

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
130505472	Brian Moseley, Individually and as Trustee of the Hardeman Trust dated March 28, 2006 / 3611 RICE MINE RD NE #248, TUSCALOOSA, AL 35406 UNITED STATES	154000/128986500	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304	A	154000 / A	1318-15-820-001	\$1,856.48	1/29/13
430600593	Brian Moseley, Individually and as Trustee of the Hardeman Trust Dated March 28, 2006 / 3611 RICE MINE RD NE #248, TUSCALOOSA, AL 35406 UNITED STATES	146000/109787500	8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303	A	146000 / A	1318-15-818-001	\$1,759.92	1/29/13
130504913	CHARLES DEBOLT and SHARI DEBOLT / 3422 PENDELTON WAY, LAND O LAKES, FL 34639 UNITED STATES	77000/90245000	9101, 9102, 9103, 9104, 9201, 9203 AND 9204	E	154000 / E	1318-15-819-001	\$1,039.35	12/1/12
430507723	HEATHER L. FOWLER / 10344 E MARQUETTE ST, TUCSON, AZ 85747 UNITED STATES	87500/138156000	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303	E	175000 / E	1318-15-817-001	\$535.68	8/31/14

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
570602979	JAMES N. SPENCER III and JERILYN SPENCER / 717 MOCKINGBIRD LN, WYNNE, AR 72396 UNITED STATES	105000/90245000	9101, 9102, 9103, 9104, 9201, 9203, AND 9204	O	210000 / O	1318-15-819-001	\$2,405.00	7/1/10
580632909	KAREN BLACKSTONE / 1230 N MESA DR APT 123, MESA, AZ 85201 UNITED STATES	105000/183032500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204	O	210000 / O	1318-15-822-001 and 1318-15-823-001	\$1,731.50	9/25/11
570804740	Thomas Treto and Barbara Treto / 3417 STREAMSIDE CIR APT 3, PLEASANTON, CA 94588 UNITED STATES	252000/138156000	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303	A	252000 / A	1318-15-817-001	\$854.91	5/31/15
410539175	BRIAN MOSELEY, Individually and as Trustee of the HARDEMAN TRUST DATED MARCH 28, 2006 / 3611 RICE MINE RD NE #248, TUSCALOOSA, AL 35406 UNITED STATES	259000/90245000	9101, 9102, 9103, 9104, 9201, 9203 AND 9204	A	259000 / A	1318-15-819-001	\$3,122.23	1/29/13

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
410546592	VIRGINIA P. SMITH BLAND, Individually and as Trustee of the THE VIRGINIA P. SMITH BLAND, AKA VIRGINIA P. HIGGINS, AKA VIRGINIA P. HIGGINS-BLAND, AKA VEE PEA SMITH, LIVING TRUST AND ANY AMENDMENTS THERETO / 4924 ANGELES VISTA BLVD, VIEW PARK, CA 90043 UNITED STATES	500000/128986500	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, 10304	A	500000 / A	1318-15-820-001	\$1,125.45	10/5/15
430509711	WAYNE C. FLINK, Individually and as Trustee of the FLINK TRUST, DATED JUNE 18, 1992 / 807 GEMSTONE AVE APT 1, BULLHEAD CITY, AZ 86442 UNITED STATES	497000/109787500	8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303	A	497000 / A	1318-15-818-001	\$9,100.82	3/2/11