

DOUGLAS COUNTY, NV

2017-897891

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\$17.00 Pgs=4

04/27/2017 02:06 PM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

Tax Parcel No.: 1318-15-819-001 PTN

Recording requested by and RETURN TO:

**Hayes, Johnson & Conley, PLLC
Attn: Christopher B. Conley
700 South 21st Street
Fort Smith, AR 72901**

This Notice of Sale is exempt from NRS 107.080 pursuant to sub-section 12(b)

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN, that **Christopher B. Conley (NV Bar # 13325)**, as duly appointed Trustee, Successor Trustee, or Substituted Trustee under the Deed of Trust(s) executed by the Trustor(s) as shown on **Exhibit "A"** for the benefit of **Wyndham Vacation Resorts, Inc.**, as beneficiary, and recorded among the Official Records of Douglas County, Nevada, and pursuant to that certain Notice of Default thereunder recorded, all as shown on **Exhibit "A"** which is attached hereto and by this reference made a part hereof, will sell at public auction for cash, lawful money of the United States of America, (a cashier's check payable to said trustee on a state or national bank, a state or federal credit union, or a state or federal savings and loan association, or savings bank) all right, title, and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State as more fully described on **Exhibit "A"**.

Date and Time of Sale: Wednesday, May 24, 2017, 1:00 PM

**Place of Sale: DOUGLAS COUNTY COURTHOUSE
1038 BUCKEYE ROAD
MINDEN, NV 89423**

Street address or other common designation of said property: That certain Timeshare Interval as shown on **Exhibit "A"**, within the timeshare project known as **Fairfield Tahoe at South Shore** located at **180 Elks Point Road, Zephyr Cove, NV 89449**. The legal descriptions on the recorded Deed(s) of Trust shown on **Exhibit "B"**, are incorporated by this reference. The undersigned Trustee disclaims any liability or any incorrectness of the street address or other common designation, if any, shown herein.

Said sale will be made without covenant or warranty, express or implied, as to title possession or encumbrances to satisfy the unpaid balance due on the note or notes secured by said Deed(s) of Trust, as shown on **Exhibit "A"**, plus may include accrued interest thereon, the estimated costs, expenses and advances if any at the time of the initial publication of this Notice of Sale, as shown on **Exhibit "A"**. Accrued Interest and additional advances, if any, will increase this figure prior to sale.

NOTICE IS HEREBY GIVEN THAT THIS AUCTION IS AN ATTEMPT TO COLLECT A DEBT, THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE AND THAT THE DEBT MAY BE DISPUTED. NOTWITHSTANDING THE FOREGOING, THE EXTENT THAT ANY DEBT ASSOCIATED WITH ANY OR MORE OF THE LIENS DESCRIBED ON EXHIBIT "A" HERETO MAY HAVE BEEN DISCHARGED IN A BANKRUPTCY PROCEEDING UNDER TITLE 11 OF THE UNITED STATES CODE, PLEASE BE ADVISED THAT THIS IS AN ACTION TO COLLECT A DEBT IN REM AGAINST THE PROPERTY ENCUMBERED BY SUCH LIEN AND NOT IN PERSONAL AGAINST ANY OBLIGOR.

Dated: April 27, 2017.

**Christopher B. Conley,
Duly Appointed Successor Trustee
For Wyndham Vacation Resorts, Inc.**



Christopher B. Conley (NV Bar # 13325)
Hayes, Johnson & Conley, PLLC
700 South 21st Street
Fort Smith, AR 72901

Acknowledgment

State of Arkansas)
)ss.
County of Sebastian)

On this 27th day of April, 2017, before me, Amanda C. Smith, Notary Public, personally appeared Christopher B. Conley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

(Seal)

WITNESS my hand and official seal.



Amanda C. Smith
Comm. No. 12382370
Comm. Exp. 05/05/2021

AMANDA C. SMITH
SEBASTIAN COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires May 05, 2021
Commission No. 12382370

EXHIBIT "A"

A	B	C	D	E	F	G	H	I	J	K
Contract Number	Trustor(s)	Points / UDI	Annual/Biennial	Usage Year	DOT Recorded Date	DOT Instrument Number	NOD Record Date	NOD Instrument Number	Original Note	Estimated Bid
571500933	Eduardo Urrutia	154,000	ANNUAL	EACH	July 21, 2015	2015-566591	January 19, 2017	2017-893591	\$14,959.66	\$100.00

EXHIBIT B

Owner(s): EDUARDO URRUTIA

Contract No: 571500933

A **154,000 /138,156,000** Undivided fee simple interest in Units 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302,, and 8303 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 **ANNUAL** Ownership Interest as described in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **154,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in every **EACH** Resort Year(s).