

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 62741-SS6-HOA

DOUGLAS COUNTY, NV **2017-900390**  
Rec:\$17.00  
\$17.00 Pgs=4 **06/22/2017 10:44 AM**  
FIRST AMERICAN - NVOD LAS VEGAS  
KAREN ELLISON, RECORDER

APN: See Exhibit "A"

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

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

NOTICE IS HEREBY GIVEN that Tahoe at South Shore Vacation Owners Association, Inc. ("Association") is the lienholder and beneficiary under a Notice of Delinquent Assessment Lien ("NOL"), 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 Chapter 119A.550, Nevada Revised Statutes. The Owner(s) of the property, as shown on Exhibit "A", 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**. The amount of delinquent assessment, property taxes, fees, and collection costs and / or penalties are as shown on **Exhibit "A"** as "Sum Due".

The Association has appointed **First American Title Insurance Company**, a Nebraska corporation, as its Agent to facilitate in the foreclosure of the above referenced NOL. The Association has executed and delivered to said Agent, a written Declaration and Demand for Sale, and has deposited with Agent 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.

NOTICE IS HEREBY GIVEN THAT THIS ACTION 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, TO THE EXTENT THAT ANY DEBT ASSOCIATED WITH ANY ONE 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 PERSONAM AGAINST ANY OBLIGOR.

First American Title Insurance Company, a Nebraska Corporation  
400 S. Rampart Blvd. Ste. 290, Las Vegas, NV 89145 – Phone: (702) 792-6863

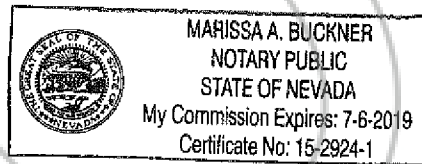
Dated: 6/22/17

Janet Castan  
Janet Castanon, Authorized Agent for the Association

STATE OF NEVADA )  
COUNTY OF CLARK )

This instrument was acknowledged before me, Marissa A. Buckner the undersigned Notary Public on 6/22/17 by: Janet Castanon, Trustee Sale Officer of First American Title Insurance Company, known or proved to me to be the person executing the foregoing instrument.

Marissa A. Buckner  
Marissa A. Buckner  
Appt. No. #15-2924-1  
Notary Public (My commission expires: 07-06-2019)



**EXHIBIT "A"**

Owner(s) Of Record Name & Address	UDI	Units	Ownership Interest	Points / Resort Year(s)	APN	Assessment Lien Recording Date	Assessment Lien Instrument Number	Sum Due
William Parker / 2501 English Rose Lane, Raleigh, NC 27614 UNITED STATES	77000 / 138156000	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, AND 7303	BIENNIAL	154000 / O	1318-15-817-001	5/22/2017	2017-898926	\$1,506.33
TVC Inc. a company duly organized and existing under and by virtue of the laws of the State of Wyoming / 2710 Thomas Ave., Suite 1171, Cheyenne, WY 82001 UNITED STATES	84000 / 109787500	8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302, AND 8303	BIENNIAL	168000 / E	1318-15-818-001	5/22/2017	2017-898926	\$2,199.12
WILLIAM D POOLE and TERESA J POOLE / 40750 BIG SPRINGS RD, RUSH, CO 80833 UNITED STATES	105,000/ 109,787,500	8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303	BIENNIAL	210000 / E	1318-15-818-001	5/22/2017	2017-898926	\$636.00
MARTHA L DIAZ / 1858 N 120th Dr, Avondale, AZ 85392 UNITED STATES	308000/ 183032500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302	ANNUAL	308000 / A	1318-15-822-001 and 1318-15-823-001	5/22/2017	2017-898926	\$2,103.63
David J. Birchman, as Trustee of the The David J. Birchman and Stephanie Birchman 10/012005 Family Trust and Stephanie Birchman, as Trustee of the The David J. Birchman and Stephanie Birchman 10/012005 Family Trust / 2352 Marina Glen Way, Sacramento, CA 95833 UNITED STATES	77000/ 128986500	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304	BIENNIAL	154000 / E	1318-15-820-001	5/22/2017	2017-898926	\$2,154.71

**EXHIBIT "A"**

Owner(s) Of Record Name & Address	UDI	Units	Ownership Interest	Points / Resort Year(s)	APN	Assessment Lien Recording Date	Assessment Lien Instrument Number	Sum Due
RICHARD SHIPLEY and KATHLEEN N. SHIPLEY / 2020 TRACY DR, YUBA CITY, CA 95993 UNITED STATES	84,000/ 183,032,500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302	BIENNIAL	168000 / O	1318-15-822-001 and 1318-15-823-001	5/22/2017	2017-898926	\$1,831.20
SHARRON HETHERINGTON, and the unrecorded interest of the spouse of SHARRON HETHERINGTON / 1175 BRANHAM LN, SAN JOSE, CA 95118 UNITED STATES	52,500/ 90,245,000	9101, 9102, 9103, 9104, 9201, 9203 AND 9204	BIENNIAL	105000 / E	1318-15-819-001	5/22/2017	2017-898926	\$597.95
LR RENTALS AND REAL ESTATE LLC, a South Carolina limited liability corporation / 2584 HWY 17 BUSINESS SOUTH, GARDEN CITY, SC 29576 UNITED STATES	77000/ 138,156,000	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 and 7303	BIENNIAL	154000 / O	1318-15-817-001	5/22/2017	2017-898926	\$645.99