

DOUGLAS COUNTY, NV

2017-904868

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\$17.00 Pgs=4

09/28/2017 09:11 AM

FIRST AMERICAN - NVOD LAS VEGAS

KAREN ELLISON, RECORDER

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

Batch ID: Foreclosure HOA 70180 SS9-HOA-01

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APN: See Exhibit "B"

### NOTICE OF DELINQUENT ASSESSMENT

This **NOTICE OF DELINQUENT ASSESSMENT** is being in accordance with Chapter 119A.550, Nevada Revised Statutes 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 below:

Delinquent Assessments: **See Exhibit "B"**  
Plus Legal Processing Fee: \$300.00

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 Owners, **See Exhibit "B"**, have breached and defaulted under the Governing Documents by failing to pay the amounts specified herein.

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, 6227 Sea Harbor Drive, Orlando, FL 32821**

The name and address of the Agent authorized by the Association to enforce the lien of this Notice of Delinquent Assessment by sale is: **First American Title Insurance Company, 400 S. Rampart Boulevard, Suite 290, Las Vegas, Nevada, 89145**

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 AMOUNTS STATED ABOVE 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.

Date: 9/15/17 <sup>M.V.</sup>

**TAHOE AT SOUTH SHORE VACATION OWNERS ASSOCIATION, INC.**


BY: [Signature]

Doug Ward, Director Title Services,  
Wyndham Vacation Ownership, Inc.  
Authorized Agent for Tahoe at South Shore  
Vacation Owners Association, Inc.

State of FL )  
County of orange ) ss.

This instrument was acknowledged before me, the undersigned Notary Public on 9/15/17  
by: Doug Ward, known or proved to me to be the person executing the foregoing instrument.

[Signature]  
Notary Public (My commission expires: 5/17/18)

 **MARCUS VARGAS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF096243  
Expires 5/17/2018**

**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
430511246	MARY D POZNICH UNRECORDED INTEREST OF THE SPOUSE OF MARY D POZNICH / 124 LEILEHUA RD, WAHIAWA, HI 96786 UNITED STATES	77,000/ 128,986,500	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304	BIENNIAL	154000 / Even	1318-15-820-001	\$592.20
570708404	HOWARD MACKIE and the unrecorded interest of the spouse of HOWARD MACKIE and ANN MACKIE and the unrecorded interest of the spouse of ANN MACKIE / 2133 1ST PL SW, VERO BEACH, FL 32962 UNITED STATES	84,000/ 183,032,500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302	BIENNIAL	84000 / Even	1318-15-822-001	\$578.62