

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 70180 SS9-HOA-01 (Tahoe Lien
Prep 8)

DOUGLAS COUNTY, NV **2017-906382**
Rec:\$35.00
\$35.00 Pgs=3 11/01/2017 09:26 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: 10-30-17



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 10-30-17 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
Appt. No. #15-2924-1
Notary Public (My commission expires: 07-06-2019)

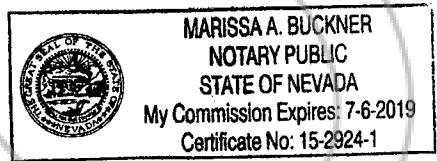


EXHIBIT "A"

| 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 |
|---|------------------------|---|--------------------|-------------------------|---------------------|--------------------------------|-----------------------------------|----------|
| 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 / E | 1318-15-820- 001 | 9/28/2017 | 2017-904868 | \$592.20 |
| HOWARD MACKIE and 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 / E | 1318-15-822- 001 | 9/28/2017 | 2017-904868 | \$578.62 |