

DOUGLAS COUNTY, NV **2018-908651**
Rec:\$35.00
\$35.00 Pgs=4 **01/02/2018 09:29 AM**
FIRST AMERICAN - NVOD LAS VEGAS
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY
First American Title Insurance Company

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

Batch ID: Foreclosure HOA 70180 SS9-HOA-01

APN: 1318-15-801-001

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

NOTICE OF SALE

Exhibit "A" is attached hereto and made a part hereof.

Date of Sale: **01/24/2018** at **1:00 PM**

Place of Sale: **In front of the North side public entrance to the Douglas County
Courthouse, 1038 Buckeye Road AKA 1625 8th Street, Minden, NV
89423**

First American Title Insurance Company, a Nebraska corporation as Agent duly appointed, and pursuant to that certain Notice of Delinquent Assessment (NDA) recorded by, **TAHOE AT SOUTH SHORE VACATION OWNERS ASSOCIATION, INC.**, a Nevada nonprofit corporation (the "Association") in the Office of the Recorder of Douglas County, Nevada, for property owned by the Owner(s), all as shown on **Exhibit "A"**, will sell at public auction for cash, lawful money of the United States of America, (a cashier's check payable to said Trustee drawn 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 that right, title and interest conveyed to and now held by it, all right, title and interest conveyed to and now held by it under said Notice of Delinquent Assessment in the property situated in said County, describing the timeshare property therein to wit:

Those certain Timeshare Estates 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"**.

The Property Address is: **180 Elks Point Road, Zephyr Cove, Nevada 89448**. The undersigned agent disclaims any liability for any incorrectness of the street address and 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 amount of delinquent assessment, property taxes, fees, collection costs and / or penalties as shown on **Exhibit "A"** as **"Sum Due"**. Estimated Accrued Interest and additional advances, if any, may increase this figure prior to sale.

WARNING! A SALE OF YOUR PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR TIMESHARE ESTATE, EVEN IF THE AMOUNT IS IN DISPUTE. YOU MUST ACT BEFORE THE SALE DATE. IF YOU HAVE ANY QUESTIONS, PLEASE CALL 1-800-251-8736.

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
400 S. Rampart Blvd., Ste 290
Las Vegas, NV 89145
Phone: 702-792-6863

Dated: 1-2-18



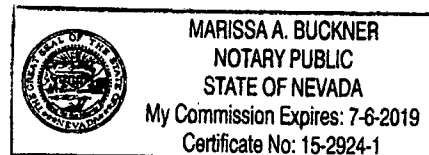
Janet Castanon, Agent for the Association

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me, Marissa A. Buckner the undersigned Notary Public on 1-2-18 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)



A <See Exhibit 'A'> UNDIVIDED FEE SIMPLE INTEREST AS TENANTS IN COMMON IN UNITS <See Exhibit 'A'> IN SOUTH SHORE CONDOMINIUM ("PROPERTY"), LOCATED AT 180 ELKS POINTROAD 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 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 'A'> OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED <See Exhibit 'A'> 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 'A'> RESORT YEAR(S).

EXHIBIT "A"

**Notice of Delinquent Assessment recorded 09/28/2017 as Instrument No. 2017-904868
 Notice of Default recorded 11/01/2017 as Instrument No. 2017-906382**

UDI	Unit No.(s)	Ownership Interest	Points	Resort Years	Owner(s)	Estimated Sum Due	Estimated Cost:
77,000/ 128,986,500	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304	BIENNIAL	154000	Even	MARY D POZNICH/124 LEILEHUA RD, WAHIAWA, HI 96786 UNITED STATES	\$592.20	\$600.00
84,000/ 183,032,500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302	BIENNIAL	84000	Even	HOWARD MACKIE and ANN MACKIE/2133 1ST PL SW, VERO BEACH, FL 32962 UNITED STATES	\$578.62	\$600.00