

DOUGLAS COUNTY, NV

2018-909110

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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 70950-SS10-HOA (TAHOE
LIEN PREP 10)

APN: See Exhibit "A"

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 "A"**, 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, Phone 1-800-251-8736.

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: 1/3/18

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 Florida)
County of Orange) ss.

This instrument was acknowledged before me, the undersigned Notary Public on 1/3/18
by: Doug Ward, known or proved to me to be the person executing the foregoing instrument.

[Signature]
Notary Public (My commission expires: 9/23/20)

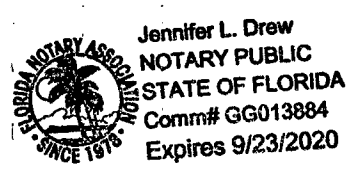


Exhibit A

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
410527550	LANETTA MCCARTER and the unrecorded interest of the spouse of LANETTA MCCARTER / 628 EDINBOROUGH DR, DURHAM, NC 27703 UNITED STATES	315,000/ 138,156,000	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303	ANNUAL	315000 / Annual	1318-15-817-001	\$3,708.74
570509141	W. SCOTT OSIF and the unrecorded interest of the spouse of W. SCOTT OSIF / 7 ANNA DR, NANTUCKET, MA 02554 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	\$555.81
571000266	LINDA M. SPRIGGS and the unrecorded interest of the spouse of LINDA M. SPRIGGS / 13614 BENTWOOD OAKS, SAN ANTONIO, TX 78247 UNITED STATES	210,000/ 183,032,500	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302	ANNUAL	210000 / Annual	1318-15-822-001 and 1318-15-823-001	\$949.92
571000264	LISA S. CUNDALL / 3381 LARIAT DR, CAMERON PARK, CA 95682 UNITED STATES	154,000/ 138,156,000	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303	ANNUAL	154000 / Annual	1318-15-817-001	\$949.92
410541270	RAYA BRUSTIN and the unrecorded interest of the spouse of RAYA BRUSTIN / 3301A WESTLAND DR, AUSTIN, TX 78704 UNITED STATES	308,000/128,986,500	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 & 10304	ANNUAL	308000 / Annual	1318-15-820-001	\$979.40

EXHIBIT "B"

Contract Number	Owner(s) Of Record Name & Address	UDI	Units	Ownership Interest	Points / Resort Year(s)	APN	Amt of Delinquent Assessments
571302223	ARDEM BAGHASARIAN and the unrecorded interest of the spouse of ARDEM BAGHASARIAN and ARTEEN BAGHASSARIAN and the unrecorded interest of the spouse of ARTEEN BAGHASSARIAN / 1615 W LINCOLN AVE, MONTEBELLO, CA 90640 UNITED STATES	705,000 / 128,986,500	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, AND 10304	ANNUAL	705000 / Annual	1318-15-820-001	\$2,115.16
580641157	VARDAN BIYAZYAN and the unrecorded interest of the spouse of VARDAN BIYAZYAN and YEVA BIYAZYAN and the unrecorded interest of the spouse of YEVA BIYAZYAN / 6532 BUFFALO AVE, VAN NUYS, CA 91401 UNITED STATES	154,000 / 90,245,000	9101, 9102, 9103, 9104, 9201, 9203 & 9204	ANNUAL	154000 / Annual	1318-15-819-001	\$1,317.15