

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 70950-SS10-HOA (TAHOE LIEN
PREP 10)

DOUGLAS COUNTY, NV **2018-910414**
Rec:\$35.00
\$35.00 Pgs=5 **02/15/2018 08:09 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: 2-14-18

Janet Castanon
Janet Castanon, Authorized Agent for the Association

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me, J. Rodriguez the undersigned Notary Public on 2/14/18 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.

J. Rodriguez
J. Rodriguez
Appt. No. #15-2923-1
Notary Public (My commission expires: 07-06-2019)

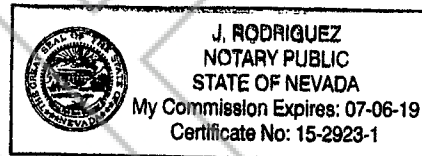


EXHIBIT "B"

Contract Number	Owner(s) Of Record Name & Address	UDI	Units	Ownership Interest	Points / Resort Year(s)	APN	Assessment Lien Dated	Assessment Lien Recording Date	Assessment Lien Instrument Number	Sum Due
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 / A	1318-15-817-001	1/3/2018	1/12/2018	2018-909110	\$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,	BIENNIAL	154000 / E	1318-15-820-001	1/3/2018	1/12/2018	2018-909110	\$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,	ANNUAL	210000 / A	1318-15-822-001 and 1318-15-823-001	1/3/2018	1/12/2018	2018-909110	\$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 / A	1318-15-817-001	1/3/2018	1/12/2018	2018-909110	\$949.92

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Contract Number	Owner(s) Of Record Name & Address	UDI	Units	Ownership Interest	Points / Resort Year(s)	APN	Assessment Lien Dated	Assessment Lien Recording Date	Assessment Lien Instrument Number	Sum Due
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,	ANNUAL	308000 / A	1318-15- 820-001	1/3/2018	1/12/2018	2018-909110	\$979.40
571302223	ARDEM BAGHASARIAN and the unrecorded interest of the spouse of ARDEM BAGHASARIAN and 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 / A	1318-15- 820-001	1/3/2018	1/12/2018	2018-909110	\$2,115.16

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Contract Number	Owner(s) Of Record Name & Address	UDI	Units	Ownership Interest	Points / Resort Year(s)	APN	Assessment Lien Dated	Assessment Lien Recording Date	Assessment Lien Instrument Number	Sum Due
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 / A	1318-15- 819-001	1/3/2018	1/12/2018	2018-909110	\$1,317.15