

DOUGLAS COUNTY, NV      **2019-928939**  
Rec:\$35.00  
\$35.00      Pgs=5      05/13/2019 10:28 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, Suite 290  
Las Vegas, NV, 89145

Batch ID: Foreclosure HOA 90556-SS14-HOA

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APN: See Schedule "1"

### 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 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 as recorded **10/28/2004 628022** 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 shown as shown on **Exhibit "A" attached hereto and made a part hereof.**

The owner(s) of record are as shown on **Schedule "1"**

The amounts owed under this assessment lien are shown below:

Delinquent Assessments: **See Schedule "1"**, plus any other charges authorized by the declaration.

Total Lien Amount: **See Schedule "1"**

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 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, 6277 Sea Harbor Drive Orlando, FL 32821, Phone: (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 Blvd, Suite 290, Las Vegas, NV, 89145, Phone: (866) 505-9107**

**TO THE EXTENT THAT ANY DEBT ASSOCIATED WITH ANY OF THE ABOVE STATED AMOUNTS MAY HAVE BEEN DISCHARGED IN A BANKRUPTCY PROCEEDING UNDER TITLE 11 OF THE UNITED STATES CODE, PLEASE BE ADVISED THAT THIS IS AN IN REM ACTION AGAINST THE PROPERTY ENCUMBERED BY THE LIEN AND NOT IN PERSONAM AGAINST ANY OBLIGOR..**

Date: 6 MAY 2019

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

BY:   
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 6 MAY 2019 by: DOUG WARD, authorized signor for Tahoe at South Shore Vacation Owners Association, Inc., a Nevada nonprofit corporation, known or proved to me to be the person executing the foregoing instrument.

  
Notary Public (My commission expires: 7.27.2019)



**Exhibit "A"**

A (**SEE SCHEDULE "1"**) UNDIVIDED FEE SIMPLE INTEREST AS TENANTS IN COMMON IN UNITS (**SEE SCHEDULE "1"**), 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 ("CONDOMINIUM DECLARATION") DATED OCTOBER 21, 2002 AND RECORDED DECEMBER 05, 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 SCHEDULE "1"**) OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED (**SEE SCHEDULE "1"**) POINTS AS DEFINED IN THE TIMESHARE PLAN WHICH POINTS MAY BE USED BY THE GRANTEE IN EACH (**SEE SCHEDULE "1"**) RESORT YEAR(S).

Schedule "1"

Contract No.	Owner(s)	APN	Legal Description Variables	Delinquent Assessments/ Total Lien Amount
170510341	LI ANN JACKSON, and the unrecorded interest of the spouse of LI ANN JACKSON and MARC JACKSON, and the unrecorded interest of the spouse of MARC JACKSON	1318-15-820-001	UNDIVIDED INTEREST: 154,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, 10304 POINTS: 154000 OWNERSHIP INTEREST: ANNUAL	\$911.45
410538011	EARL THORNTON and WILLIE M THORNTON	1318-15-819-001	UNDIVIDED INTEREST: 105,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203, 9204 POINTS: 210000 OWNERSHIP INTEREST: BIENNIAL	\$656.65
430511360	HEIRS AND DEVISEES OF THE ESTATE OF ROBERT W. TOEPFER and CORA L. TOEPFER	1318-15-820-001 PTN	UNDIVIDED INTEREST: 203,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, 10304 POINTS: 203000 OWNERSHIP INTEREST: ANNUAL	\$743.61
570501817	Heirs and Devisees of the Estate of Donald J. Newman and Rosemary S. Newman, and the unrecorded interest of the spouse of Rosemary S. Newman	1318-15-817-001 PTN	UNDIVIDED INTEREST: 77,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, 7303 POINTS: 154000 OWNERSHIP INTEREST: BIENNIAL	\$678.07

Schedule "1"

Contract No.	Owner(s)	APN	Legal Description Variables	Delinquent Assessments/ Total Lien Amount
570604629	ROBERT L. TIPTON and the unrecorded interest of the spouse of and ROBERT L TIPTON and PATRICIA RESLER interest of the spouse of PATRICIA RESLER TIPTON	1318-15-822-001	UNDIVIDED INTEREST: 154000/183032500 UNIT(S): 12101,12102,12103,12201,12202,12203,12302,14102,14103,14104,14202,14203,14204,14302 POINTS: 154000 OWNERSHIP INTEREST: ANNUAL	\$664.69
570804674	THOMAS JEFFREY and TAMMY JEFFREY	1318-15-817-001	UNDIVIDED INTEREST: 84,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, 7303 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	\$1,891.68
570806380	SAMUEL F. KITCHING, JR. and CAROLYN J. KITCHING	1318-15-822-001	UNDIVIDED INTEREST: 84,000/183,032,500 UNIT(S): 12101,12102,12103,12201,12202,12203,12302,14102,14103,14104,14202,14203,14204 AND 14302 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	\$1,809.15
571001551	DONALD J. NEWMAN	1318-15-820-001	UNDIVIDED INTEREST: 77,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, 10304 POINTS: 154000 OWNERSHIP INTEREST: BIENNIAL	\$678.07