

DOUGLAS COUNTY, NV

2019-930714

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06/21/2019 08:25 AM

FIRST AMERICAN TITLE INS CO - NATIONAL

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

APN: See Schedule "1"

## NOTICE OF DEFAULT AND ELECTION TO SELL PROPERTY UNDER ASSOCIATION LIEN

Lien information is shown on **Schedule "1"** attached hereto and made a part hereof.

NOTICE IS HEREBY GIVEN that **Tahoe at South Shore Vacation Owners Association, Inc.**, a Nevada nonprofit corporation ("Association") is the lienholder and beneficiary under a Notice of Delinquent Assessment Lien ("NOL"), recorded as shown on **Schedule "1"**, 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, and as provided for under Chapter 119A.550, Nevada Revised Statutes. The Owner(s) of the property, as shown on **Schedule "1"**, are in breach and default for failure to pay delinquent Assessment payments for that certain Timeshare Estate as described in the Declaration recorded on **10/28/2004** as **628022** of Official Records of **Douglas County, Nevada** and in particular that certain timeshare interval commonly described as **Legal Description Variables** as shown on **Schedule "1"**.

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 **Schedule "1"** 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.

**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.**

First American Title Insurance Company, a Nebraska Corporation, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145, Phone: (866) 505-9107

Dated: 6-21-19

Joseph T. McCaffrey  
Joseph T. McCaffrey, Trustee Sale Officer

State of FLORIDA)

SS

County of SEMINOLE}

On 6/21/19 before me, Ashley Kellom  
the undersigned Notary Public, personally appeared Joseph T. McCaffrey personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Ashley Kellom (Seal)



Schedule "1"

Lien Recording Date: 05/13/2019  
 Lien Recording Reference: Inst: 2019-928939

Contract No.	Legal Description Variables	Owner(s)	APN	Sum Due
170510341	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	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	\$911.45
410538011	UNDIVIDED INTEREST: 105,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203, 9204 POINTS: 210000 OWNERSHIP INTEREST: BIENNIAL	EARL THORNTON and WILLIE M THORNTON	1318-15-819-001	\$656.65
430511360	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	Heirs and/or beneficiaries of the estate of ROBERT W. TOEPPER and CORA L. TOEPPER	1318-15-820-001	\$743.61
570501817	UNDIVIDED INTEREST: 77,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, 7303 POINTS: 154000 OWNERSHIP INTEREST: BIENNIAL	Heirs and/or Beneficiaries 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	\$678.07
570604629	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	ROBERT L. TIPTON and the unrecorded interest of the spouse of and ROBERT L TIPTON and PATRICIA RESLER TIPTON and the unrecorded interest of the spouse of PATRICIA RESLER TIPTON	1318-15-822-001	\$664.69
570804674	UNDIVIDED INTEREST: 84,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, 7303 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	THOMAS JEFFREY and TAMMY JEFFREY	1318-15-817-001	\$1,891.68

Schedule "1"

Lien Recording Date: 05/13/2019  
 Lien Recording Reference: Inst: 2019-928939

Contract No.	Legal Description Variables	Owner(s)	APN	Sum Due
570806380	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	SAMUEL F. KITCHING, JR. and CAROLYN J. KITCHING	1318-15-822-001	\$1,809.15
571001551	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	DONALD J. NEWMAN	1318-15-820-001	\$678.07