

DOUGLAS COUNTY, NV

2019-939088

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\$35.00

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12/05/2019 10:20 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 97629-SS15-HOA

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 recorded **10/28/2004** as **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: NOV. 22, 2019

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 NOV. 22, 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.

[Signature]
Notary Public (My commission expires: _____)


 KELY APONTE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG304162
Expires 4/30/2023

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
2241717198	LUTHER LEMONS and the unrecorded interest of the spouse of LUTHER LEMONS	1318-15-819-001	UNDIVIDED INTEREST: 154,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 154000 OWNERSHIP INTEREST: ANNUAL	\$985.40
570602110	LYNN NICOLETTE and the unrecorded interest of the spouse of LYNN NICOLETTE	1318-15-820-001	UNDIVIDED INTEREST: 77,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, AND 10304 POINTS: 154000 OWNERSHIP INTEREST: BIENNIAL	\$642.44
570803411	The Heirs and or Beneficiaries of the Estate of ROBERT W. TOEPFER and CORA L. TOEPFER and the unrecorded interest of the spouse of CORA L. TOEPFER	1318-15-818-001	UNDIVIDED INTEREST: 127,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 127000 OWNERSHIP INTEREST: ANNUAL	\$771.06
571002971	The Heirs and or Beneficiaries of the Estate of IVA JUNE ROSE	1318-15-819-001	UNDIVIDED INTEREST: 84,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	\$700.90