

DOUGLAS COUNTY, NV

2020-943213

Rec:\$40.00

\$40.00

Pgs=3

03/09/2020 08:22 AM

FIRST AMERICAN TITLE INS CO - NATIONAL

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE INSURANCE
COMPANY

AND WHEN RECORDED MAIL TO:

FIRST AMERICAN TITLE INSURANCE
COMPANY

Vacation Ownership Division
400 Rampart Blvd Suite 290
Las Vegas, NV 89145

Batch ID: **Foreclosure HOA 97629-
SS15-HOA**

APN: See Schedule "1"

This Notice of Sale is exempt from NRS 107.080 pursuant to sub-section 12(b)

NOTICE OF TRUSTEE'S SALE

Date of Sale: **04/02/2020 at 10:00 AM**

Place of Sale: **IN THE FRONT OF THE NORTH SIDE PUBLIC ENTRANCE TO THE DOUGLAS
COUNTY COURTHOUSE, 1038 BUCKEYE ROAD, MINDEN, NV 89423**

First American Title Insurance Company, a Nebraska corporation, as Agent duly appointed, and pursuant to that certain Notice of Delinquent Assessment (NDA) recorded by **Tahoe at South Shore Vacation Owners Association, Inc.**, a Nevada nonprofit corporation (the "Association") in the Office of the Recorder of Douglas, County, Nevada, for property owned by the Owner(s), all as shown on **Schedule "1"**, will sell at public auction for cash, lawful money of the United States of America, (a cashier's check payable to said Agent drawn on a state or national bank, a state or federal credit union, or a state or federal savings and loan association, or savings bank) all that right, title and interest conveyed to and now held by it under the NDA in the property situated in said County, describing the timeshare property therein to wit:

Those certain Timeshare Estates as described in the Declaration recorded on **10/28/2004** as **628022** and any amendments thereto (the "Declaration") and in particular that certain timeshare interval commonly described as **Legal Description Variables** as shown on **Schedule "1"**;

The Property Address is: **180 Elks Point Road, Zephyr Cove, NV, 89448**. The undersigned Agent disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

Said sale will be made without covenant or warranty, express or implied, as to title, possession or encumbrances, to satisfy the amount of delinquent assessment, property taxes, fees, collection costs

and / or penalties as shown on Schedule "1" as "Sum Due". Estimated Accrued Interest and additional advances, if any, may increase this figure prior to sale.

WARNING! A SALE OF YOUR PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR TIMESHARE, EVEN IF THE AMOUNT IS IN DISPUTE. YOU MUST ACT BEFORE THE SALE DATE. IF YOU HAVE ANY QUESTIONS, PLEASE CALL (800) 251-8736.

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, (866) 505-9107

Dated: 3-9-20


Joseph T. McCaffrey, Trustee Sale Officer

State of FLORIDA)

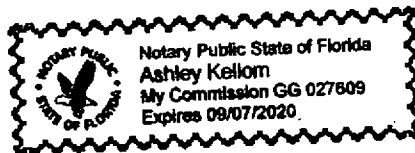
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County of SEMINOLE)

On 3/9/20 before me, Ashley Kellom the undersigned Notary Public, personally appeared by means of physical presence or online notarization **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: 12/05/2019
 Lien Recording Reference: Inst: 2019-939088

Contract No.	Legal Description Variables	Owner(s)	APN -	Sum Due
2241717198	UNDIVIDED INTEREST: 154,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 154000 OWNERSHIP INTEREST: ANNUAL	LUTHER LEMONS and the unrecorded interest of the spouse of LUTHER LEMONS	1318-15-819-001	\$985.40
570602110	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	LYNN NICOLETTE and the unrecorded interest of the spouse of LYNN NICOLETTE	1318-15-820-001	\$642.44
570803411	UNDIVIDED INTEREST: 127,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 127000 OWNERSHIP INTEREST: ANNUAL	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	\$771.06
571002971	UNDIVIDED INTEREST: 84,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	Heirs and/or Beneficiaries of the Estate of IVA JUNE ROSE	1318-15-819-001	\$700.90