

DOUGLAS COUNTY, NV **2020-949840**  
Rec:\$40.00  
\$40.00 Pgs=5 **07/28/2020 12:31 PM**  
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 103288-SS17-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 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.

Dated: July 23, 2020

Tahoe at South Shore Vacation Owners Association,  
Inc., a Nevada nonprofit corporation

By: Ramona Harrington

Ramona Harrington, Vice President Title Services,  
Wyndham Vacation Ownership, Inc. Authorized Agent

STATE OF FL  
COUNTY OF Orange

On this 23rd day of July, 2020, before me personally appeared by means of  physical presence or  online notarization to me personally known or proved to me upon satisfactory evidence to be the person who being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the fee act and deed of such person, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Kathy Chang-Yen  
Notary Public

My commission expires: 04/18/2024



KATHY CHANG-YEN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG971173  
Expires 4/18/2024

**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
170508691	RICHARD EISEN and the unrecorded interest of the spouse of RICHARD EISEN AND MARY THERESA EISEN and the unrecorded interest of the spouse of MARY THERESA EISEN	1318-15-818-001 PTN	UNDIVIDED INTEREST: 126,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 126000 OWNERSHIP INTEREST: ANNUAL	\$745.94
430603910	BURT KING	1318-15-822-001 PTN and 1318-15-823-001 PTN	UNDIVIDED INTEREST: 84,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	\$526.26
570603373	JOSEPH DAVIS and the unrecorded interest of the spouse of JOSEPH DAVIS AND TRACY DAVIS and the unrecorded interest of the spouse of TRACY DAVIS	1318-15-819-001 PTN	UNDIVIDED INTEREST: 154,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 308000 OWNERSHIP INTEREST: BIENNIAL	\$627.67
570604454	ALFRED CUARON and the unrecorded interest of the spouse of ALFRED CUARON AND BEATRICE CUARON and the unrecorded interest of the spouse of BEATRICE CUARON	1318-15-822-001 PTN AND 1318-15-823-001 PTN	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	\$555.17
571201854	RAFAEL CASANOVA	1318-15-822-001, 1318-15-823-001	UNDIVIDED INTEREST: 105,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204, and 14302 POINTS: 210000 OWNERSHIP INTEREST: Biennial	\$509.88

**Schedule "1"**

Contract No.	Owner(s)	APN	Legal Description Variables	Delinquent Assessments/ Total Lien Amount
571500115	BERNARDITA C. ABERIN and the unrecorded interest of the spouse of BERNARDITA C. ABERIN and ROMEO ABERIN and the unrecorded interest of the spouse of ROMEO ABERIN	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	\$555.17
571600121	LINDA FLOMEO	1318-15-817-001 PTN	UNDIVIDED INTEREST: 105,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 and 7303 POINTS: 105000 OWNERSHIP INTEREST: Annual	\$546.42
571600634	PATRICIA OGREN AND THE UNRECORDED INTEREST OF THE SPOUSE OF PATRICIA OGREN and STEEN OGREN AND THE UNRECORDED INTEREST OF THE SPOUSE OF STEEN OGREN	1318-15-817-001 PTN	UNDIVIDED INTEREST: 400,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 and 7303 POINTS: 400000 OWNERSHIP INTEREST: Annual	\$991.62
580520609	ROBERT DONAHUE AND THE UNRECORDED INTEREST OF THE SPOUSE OF ROBERT DONAHUE and NANCY DONAHUE AND THE UNRECORDED INTEREST OF THE SPOUSE OF NANCY DONAHUE	1318-15-817-001-PTN	UNDIVIDED INTEREST: 300,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 and 7303 POINTS: 300000 OWNERSHIP INTEREST: Annual	\$1,275.00