

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 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., Las Vegas, NV  
89145 Phone: (866) 505-9107

Dated: August 27, 2020

  
Joseph T. McCaffrey, Trustee Sale Officer

State of Florida}

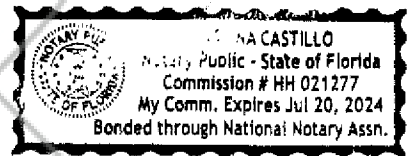
ss

County of Seminole}

On 8-27-20 before me, Martina Castillo the undersigned Notary Public, by means of  physical presence or  online notarization 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.

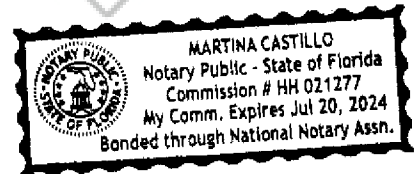
WITNESS my hand and official seal.

Signature Martina Castillo (Seal)



Personally Known  or Produced Identification

Type of Identification Produced \_\_\_\_\_



Schedule "1"

Lien Recording Date 7/28/2020

Lien Recording Reference Inst: 2020-949840

| Contract No. | Legal Description Variables  | Owner(s)   | APN   | Sum Due  |
|--------------|--|--|---|----------|
| 170508691    | <p>UNDIVIDED INTEREST:<br/>126,000/109,787,500<br/>UNIT(S): 8101, 8102, 8103,<br/>8201, 8202, 8203, 8301, 8302<br/>AND 8303<br/>POINTS: 126000<br/>OWNERSHIP INTEREST:<br/>ANNUAL</p>  | <p>RICHARD ELSEN and the unrecorded<br/>interest of the spouse of RICHARD ELSEN<br/>AND MARY THERESA ELSEN and the<br/>unrecorded interest of the spouse of<br/>MARY THERESA ELSEN</p> | 1318-15-818-001 PTN                               | \$745.94 |
| 430603910    | <p>UNDIVIDED INTEREST:<br/>84,000/90,245,000<br/>UNIT(S): 9101, 9102, 9103,<br/>9104, 9201, 9203 AND 9204<br/>POINTS: 168000<br/>OWNERSHIP INTEREST:<br/>BIENNIAL</p>  | BURT KING  | 1318-15-822-001 PTN and<br>1318-15-823-001 PTN    | \$526.26 |
| 570603373    | <p>UNDIVIDED INTEREST:<br/>154,000/90,245,000<br/>UNIT(S): 9101, 9102, 9103,<br/>9104, 9201, 9203 AND 9204<br/>POINTS: 308000<br/>OWNERSHIP INTEREST:<br/>BIENNIAL</p>   | JOSEPH DAVIS and the unrecorded<br>interest of the spouse of JOSEPH DAVIS<br>AND TRACY DAVIS and the unrecorded<br>interest of the spouse of TRACY DAVIS                               | 1318-15-819-001 PTN                               | \$627.67 |
| 570604454    | <p>UNDIVIDED INTEREST:<br/>84,000/183,032,500<br/>UNIT(S): 12101, 12102, 12103,<br/>12201, 12202, 12203, 12302,<br/>14102, 14103, 14104, 14202,<br/>14203, 14204 AND 14302<br/>POINTS: 168000<br/>OWNERSHIP INTEREST:<br/>BIENNIAL</p> | ALFRED CUARON and the unrecorded<br>interest of the spouse of ALFRED<br>CUARON AND BEATRICE CUARON and<br>the unrecorded interest of the spouse of<br>BEATRICE CUARON                  | 1318-15-822-001 PTN<br>AND 1318-15-823-001<br>PTN | \$555.17 |

Schedule "1"

Lien Recording Date 7/28/2020

Lien Recording Reference Inst: 2020-949840

| Contract No. | Legal Description Variables  | Owner(s)  | APN                                  | Sum Due  |
|--------------|--|---|--------------------------------------|----------|
| 571201854    | UNDIVIDED INTEREST:<br>105,000/183,032,500<br>UNIT(S): 12101, 12102, 12103,<br>12201, 12202, 12203, 12302,<br>14102, 14103, 14104, 14202,<br>14203, 14204, and 14302<br>POINTS: 210000<br>OWNERSHIP INTEREST: Biennial | RAFAEL CASANOVA   | 1318-15-822-001; 1318-<br>15-823-001 | \$509.88 |
| 571500115    | UNDIVIDED INTEREST:<br>84,000/90,245,000<br>UNIT(S): 9101, 9102, 9103,<br>9104, 9201, 9203, and 9204<br>POINTS: 168000<br>OWNERSHIP INTEREST: Biennial   | BERNARDITA C. ABERIN and the<br>unrecorded interest of the spouse of<br>BERNARDITA C. ABERIN and ROMEO<br>ABERIN and the unrecorded interest of<br>the spouse of ROMEO ABERIN | 1318-15-819-001                      | \$555.17 |
| 571600121    | UNDIVIDED INTEREST:<br>105,000/138,156,000<br>UNIT(S): 7101, 7102, 7103,<br>7201, 7202, 7203, 7301, 7302<br>and 7303<br>POINTS: 105000<br>OWNERSHIP INTEREST: Annual   | LINDA FILOMEO   | 1318-15-817-001 PTN                  | \$546.42 |
| 571600634    | UNDIVIDED INTEREST:<br>400,000/138,156,000<br>UNIT(S): 7101, 7102, 7103,<br>7201, 7202, 7203, 7301, 7302<br>and 7303<br>POINTS: 400000<br>OWNERSHIP INTEREST: Annual   | PATRICIA OGREN AND THE<br>UNRECORDED INTEREST OF THE<br>SPOUSE OF PATRICIA OGREN and STEEN<br>OGREN AND THE UNRECORDED<br>INTEREST OF THE SPOUSE OF STEEN<br>OGREN            | 1318-15-817-001 PTN                  | \$991.62 |

Schedule "1"

Lien Recording Date 7/28/2020

Lien Recording Reference Inst: 2020-949840

| Contract No. | Legal Description Variables  | Owner(s)   | APN                 | Sum Due    |
|--------------|--|--|---------------------|------------|
| 580520609    | UNDIVIDED INTEREST:<br>300,000/138,156,000<br>UNIT(S): 7101, 7102, 7103,<br>7201, 7202, 7203, 7301, 7302<br>and 7303<br>POINTS: 300000<br>OWNERSHIP INTEREST: Annual | ROBERT DONAHUE AND THE<br>UNRECORDED INTEREST OF THE<br>SPOUSE OF ROBERT DONAHUE and<br>NANCY DONAHUE AND THE<br>UNRECORDED INTEREST OF THE<br>SPOUSE OF NANCY DONAHUE | 1318-15-817-001-PTN | \$1,275.00 |