

DOUGLAS COUNTY, NV

2020-955312

Rec:\$40.00

\$40.00

Pgs=4

10/28/2020 08:23 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 103288-  
SS17-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: **11/23/2020 at 10:00 AM**

Place of Sale: **In 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: 10-26-20

First American Title Insurance Company, a Nebraska corporation

By: *Joseph T. McCaffrey*  
Joseph T. McCaffrey, Trustee Sale Officer

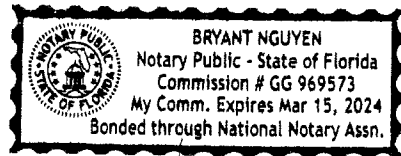
State of Florida  
County of Seminole

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, on 10-26, 2020, by Joseph T. McCaffrey as Trustee Sale Officer for First American Title Insurance Company, a Nebraska corporation.

*[Signature]*  
Notary Signature

Personally Known  or Produced Identification

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



Schedule "1"

Lien Recording Date: 07/28/2020  
 Lien Recording Reference: Inst: 2020-949840

| Contract No. | Legal Description Variables  | Owner(s)   | APN  | Sum Due  |
|--------------|--|--|--|----------|
| 170508691    | UNDIVIDED INTEREST: 126,000/109,787,500<br>UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302<br>AND 8303<br>POINTS: 126000<br>OWNERSHIP INTEREST: ANNUAL   | RICHARD ELSÉN and the<br>unrecorded interest of the<br>spouse of RICHARD ELSÉN AND<br>MARY THERESA ELSÉN and the<br>unrecorded interest of the<br>spouse of MARY THERESA ELSÉN | 1318-15-818-001<br>PTN                             | \$745.94 |
| 430603910    | UNDIVIDED INTEREST: 84,000/90,245,000<br>UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204<br>POINTS: 168000<br>OWNERSHIP INTEREST: BIENNIAL  | BURT KING  | 1318-15-822-001<br>PTN and 1318-15-<br>823-001 PTN | \$526.26 |
| 570603373    | UNDIVIDED INTEREST: 154,000/90,245,000<br>UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204<br>POINTS: 308000<br>OWNERSHIP INTEREST: BIENNIAL   | JOSEPH DAVIS and the<br>unrecorded interest of the<br>spouse of JOSEPH DAVIS AND<br>TRACY DAVIS and the<br>unrecorded interest of the<br>spouse of TRACY DAVIS                 | 1318-15-819-001<br>PTN                             | \$627.67 |
| 570604454    | UNDIVIDED INTEREST: 84,000/183,032,500<br>UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203,<br>12302, 14102, 14103, 14104, 14202, 14203, 14204 AND<br>14302<br>POINTS: 168000<br>OWNERSHIP INTEREST: BIENNIAL   | ALFRED CUARON and the<br>unrecorded interest of the<br>spouse of ALFRED CUARON AND<br>BEATRICE CUARON and the<br>unrecorded interest of the<br>spouse of BEATRICE CUARON       | 1318-15-822-001<br>PTN AND 1318-15-<br>823-001 PTN | \$555.17 |
| 571201854    | UNDIVIDED INTEREST: 105,000/183,032,500<br>UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203,<br>12302, 14102, 14103, 14104, 14202, 14203, 14204, and<br>14302<br>POINTS: 210000<br>OWNERSHIP INTEREST: Biennial | RAFAEL CASANOVA  | 1318-15-822-001;<br>1318-15-823-001                | \$509.88 |

Schedule "1"

Lien Recording Date: 07/28/2020  
 Lien Recording Reference: Inst: 2020-949840

| Contract No. | Legal Description Variables  | Owner(s)   | APN                     | Sum Due    |
|--------------|--|--|-------------------------|------------|
| 571500115    | UNDIVIDED INTEREST: 84,000/90,245,000<br>UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203, and 9204<br>POINTS: 168000<br>OWNERSHIP INTEREST: Biennial               | BERNARDITA C. ABERIN and the<br>unrecorded interest of the<br>spouse of BERNARDITA C.<br>ABERIN and ROMEO ABERIN and<br>the unrecorded interest of the<br>spouse of ROMEO ABERIN | 1318-15-819-001         | \$555.17   |
| 571600121    | UNDIVIDED INTEREST: 105,000/138,156,000<br>UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302<br>and 7303<br>POINTS: 105000<br>OWNERSHIP INTEREST: Annual | LINDA FILOMEO  | 1318-15-817-001<br>PTN  | \$546.42   |
| 571600634    | UNDIVIDED INTEREST: 400,000/138,156,000<br>UNIT(S): 7101, 7102, 7103, 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<br>and STEEN OGREN AND THE<br>UNRECORDED INTEREST OF THE<br>SPOUSE OF STEEN OGREN               | 1318-15-817-001<br>PTN  | \$991.62   |
| 580520609    | UNDIVIDED INTEREST: 300,000/138,156,000<br>UNIT(S): 7101, 7102, 7103, 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<br>and NANCY DONAHUE AND THE<br>UNRECORDED INTEREST OF THE<br>SPOUSE OF NANCY DONAHUE           | 1318-15-817-001-<br>PTN | \$1,275.00 |