

APN: 1319-15-000-020

RECORDING REQUESTED BY
Wilson Title Services, LLC

AND WHEN RECORDED MAIL TO:
Wilson Title Services, LLC
4045 Spencer Street, Suite A62
Las Vegas, NV 89119

Contract: 6677005

DOUGLAS COUNTY, NV **2021-967727**
Rec:\$40.00
\$40.00 Pgs=3 05/19/2021 01:50 PM
WILSON TITLE SERVICES
KAREN ELLISON, RECORDER

CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS

(David Walley's Resort)

This CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS is being given to

Dr. Margarita Ramos-DC and Raymond Phillips, husband and wife, and Crystal R. Donahue, a married person, and Tomas A. Bratnober, a married person, and John P. Bratnober, Jr., a single person, as joint tenants with right of survivorship, not as tenants in

that the Walley's Property Owners Association, a Nevada nonprofit corporation ("Association"), is owed assessments in the amount of **\$6,904.16** with interest and fees, which are past due pursuant to **Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's** dated September 24, 2014 and filed of record as Document Number 0849819 in Book 0914, Page 4388 in the Official Records of Douglas County, as corrected by the recording of the **Corrected Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort** recorded on November 2, 2018, in the Official Records of Douglas County, Nevada, in Book n/a, Page n/a, as Document Number 2018-921717, and all exhibits, amendments, and annexations thereto (collectively the "**Declaration**");

That the Time Share to be charged with a lien for payment of these respective claims is for a timeshare located on all that certain real property situated in the County of Douglas, State of Nevada, and more particularly described in **Exhibit "A"** attached hereto. Being a **Two Bedroom in the CANYON Phase with Even Alternate Year Time Share Frequency, having an inventory control number of 36023084372.**

The Property Address is: **Timeshare located at 2001 Foothill Road, Genoa, NV 89411**

WHEREFORE, **Wilson Title Services, LLC** is hereby appointed the authorized Agent for the **Association** for the purpose of conducting a non-judicial sale to enforce this lien pursuant to the provisions of N.R.S. 119A.550 and N.R.S. 119A.560 and N.R.S. 117.070 and any amendments thereto.

Additional monies shall accrue under this claim at the rate of the claimant's monthly, annual, semi-annual, quarterly or special assessments, plus permissible late charges, costs of collection and interest, if any, that shall accrue subsequent to the date of this notice.


To find out the total amount required to satisfy this lien, please contact:

Walley's Property Owners Association
c/o Holiday Inn Club Vacation Incorporated
8505 W. Irlo Bronson Memorial Hwy.
Kissimmee, Florida 34747

Capital Management Department at 866-714-8679, ext. 4876

Dated: May 17, 2021

Walley's Property Owners Association,
a Nevada non-profit corporation

By: 

Thomas J. Donaldson
Printed name

WPOA Vice President
Title of Signer

STATE OF Nevada)
)
COUNTY OF Carson)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

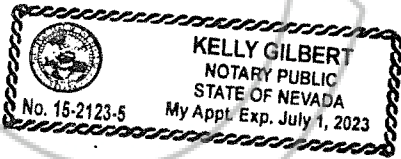
On May 17, 2021, before me, Kelly Gilbert, personally appeared, Thomas J Donaldson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC

Printed name: Kelly Gilbert

My commission expires: July 1, 2023



**EXHIBIT A
LEGAL DESCRIPTION**

The Time Share estate set forth in the attached notice, as said term "Time Share" is defined in that certain Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's dated September 24, 2014 and filed and recorded as Document Number 0849819 in Book 0914, Page 4388 in the Official Records of Douglas County, as corrected by the recording of the Corrected Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's dated November 2, 2018, in the Official Records of Douglas County, Nevada, as Document Number 2018-921717, and all exhibits, amendments, and annexations thereto (collectively the "Declaration"), which Time Share consists of an undivided interest as a tenant in common in and to certain parcels of real property as set forth below:

Aurora Phase

An undivided 1/1,071st or 1/2,142nd interest in and to all that real property situate in the County of Douglas, State of Nevada, more fully described on Exhibit A (Parcel II) to the Declaration.

APN: 1319-22-000-021

Bodie Phase

An undivided 1/1,989th or 1/3,978th interest in and to all that real property situate in the County of Douglas, State of Nevada, more fully described on Exhibit A (Parcel I) to the Declaration.

APN: 1319-15-000-15

Canyon Phase

An undivided 1/1,224th or 1/2,448th interest in and to all that real property situate in the County of Douglas, State of Nevada, more fully described on Exhibit A (Parcel III) to the Declaration.

APN: 1319-15-000-020

Dillon Phase

An undivided 1/1,224th, 1/2,448th, 1/204th, or 1/408th interest in and to all that real property situate in the County of Douglas, State of Nevada, more fully described on Exhibit A (Parcel IV) to the Declaration, which such undivided interest is indicated on the grant, bargain, and sale deed to Reputed Owner(s), as grantee.

APN: 1319-15-000-022

APN: 1319-15-000-031

APN: 1319-15-000-032

APN: 1319-15-000-023

APN: 1319-15-000-029

APN: 1319-15-000-030