

DOUGLAS COUNTY, NV

2021-978960

Rec:\$40.00

\$40.00

Pgs=2

12/28/2021 01:46 PM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

APN: 1318-15-817-001 PTN; 1318-15-818-001 PTN

Prepared by and return to:
Hayes, Johnson and Conley, PLLC
Attn: Christopher B. Conley
700 South 21st Street
Fort Smith, AR 72901

NOTICE OF SALE

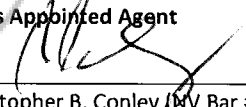
Association: Tahoe at South Shore Vacation Owners Association, Inc.
Declarations: Declaration of Restrictions for Fairfield Tahoe at South Shore, recorded October 28, 2004, in Book 1004, Page 13107 as Instrument Number 628022, Official Records of Douglas County, Nevada.
Property Address: 180 Elks Point Road, Zephyr Cove, NV 89449
Timeshare Estates: See Exhibits A-1, A-2
Owner(s) of Record & Amounts Due: See Exhibits A-1, A-2
Lien: Notice of Delinquent Assessment, recorded this 13th day of August, 2021, as Instrument No. 2021-972461, Official Records of Douglas County, NV.
Notice of Default: Recorded this 13th day of August, 2021, as Instrument No. 2021-972488, Official Records of Douglas County, NV.
Date of Sale: January 26th, 2022 at 1:00 p.m.
Place of Sale: Douglas County Courthouse located at 1038 Buckeye Road, Minden, NV 89423

NOTICE is hereby given that the Association, as holder of the Lien securing payment obligations pursuant to the Declarations and as further provided in N.R.S. 119A.550, *et. seq.*, will sell at public auction for lawful money of the United States of America all that right, title and interest conveyed to and now held by it, under said Lien in the Timeshare Estates more particularly described in the Exhibits attached hereto.

Said sale will be made without covenant or warranty, express or implied, as to title, possession or encumbrances, to satisfy the Amounts Due, plus accrued interest, fees, collection costs, penalties, and/or additional advances, if any, accruing since the Default Date.

Dated this 23 day of December, 2021.

Tahoe at South Shore Vacation Owners Association, Inc.
by its Appointed Agent


Christopher B. Conley (NV Bar # 13325)
Hayes, Johnson & Conley, P.L.L.C.
700 South 21st Street
Fort Smith, AR 72901

State of Arkansas §
County of Sebastian §

On this 23 day of December, 2021 before me, JoyMarie Pierce, Notary Public, personally appeared Christopher B. Conley, personally known to me (or 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

[SEAL]

WITNESS my hand and official seal.

JOYMARIE PIERCE
Notary Public-Arkansas
Sebastian County
My Commission Expires 11-30-2027
Commission # 12702826

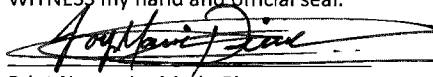

Print Name: JoyMarie Pierce
Commission No.: 12702826
My Commission Expires: 11-30-2027

Exhibit "A-1"

APN: 1318-15-818-001 PTN

Property Address & Legal Description

A **UDI**: See Column D, Ex. A-2 / 109,787,500 Undivided fee simple interest as tenants in common in Units 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 and 8303 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 ("Timeshare Declaration") dated October 21, 2002 and recorded December 5, 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").

The Property is a/an **Ownership Interest**: See Column E, Ex. A-2 as described in the Declarations of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated Points: See Column F, Ex. A-2 as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used in Resort Year: See Column F, Ex. A-2.

Exhibit "A-2"

APN: 1318-15-818-001 PTN

A	B	C	D	E	F	G	H	I
File Number	Contract Number	Owner(s) of Record	UDI	Ownership Interest	Points/Resort Year(s)	Delinquent Assessment	Attorney Fees	Total Due
PNV-SS-120-002	000571201102	GWENDOLYN BECKER AND CHARLES BECKER	64,000	Annual	64,000/Each	\$1,103.70	\$825.00	\$1,928.70
PNV-SS-122-001	000170508329	JAMES H HAMER AND LIN T HAMER	500,000	Annual	500,000/Each	\$6,824.04	\$825.00	\$7,649.04