

DOUGLAS COUNTY, NV

2022-983678

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WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

APN: 1318-15-817-001 PTN, 1318-15-818-001 PTN, 1318-15-819-001 PTN,
AND 1318-15-822-001 PTN 1318-15-823-001 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 DEFAULT AND ELECTION TO SELL
PROPERTY UNDER ASSOCIATION LIEN**

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, B-1, B-2, C-1, C-2, D-1, D-2, E-1, E-2
Owner(s) of Record & Amounts Due: See Exhibits A-1, A-2, B-1, B-2, C-1, C-2, D-1, D-2, E-1, E-2
Lien: Notice of Delinquent Assessment, recorded April 11, 2022, as Instrument No. 2022-983527, Official Records of Douglas County, NV.

NOTICE is hereby given that the Association is the holder of the Lien securing payment obligations pursuant to the Declarations and as further provided in N.R.S. 119A.550, et. seq. The Owner(s) of Record are in breach and default for failure to pay the Amounts Due for their respective Timeshare Estates as described in the Declarations, and more particularly in the Exhibits attached hereto.

The Association has delivered to the undersigned all documents evidencing the obligations secured thereby and has elected to cause the Timeshare Estates be sold to satisfy the obligations secured by the Lien.

Dated this 12 day of APRIL, 2022.

Tahoe at South Shore Vacation Owners Association, Inc.
by its Authorized 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 12 day of APRIL, 2022 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]

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

WITNESS my hand and official seal.



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

Exhibit "A-1"

APN: 1318-15-817-001 PTN

Property Address & Legal Description

A **UDI**: See Column D, Ex. A-2 / 138,156,000 Undivided fee simple interest as tenants in common in Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 and 7303 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: 1318-15-817-001 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's Fee	Total Due
PNV-SS-128-001	000571501634	JAMES C LENK AND JANET C LENK	84,000	ANNUAL	84,000/Each	\$1,042.65	\$550.00	\$1,592.65

Exhibit "B-1"

APN: 1318-15-818-001 PTN

Property Address & Legal Description

A **UDI**: See Column D, Ex. B-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. B-2 as described in the Declarations of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated Points: See Column E, Ex. B-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. B-2.

Exhibit "B-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's Fee	Total Due
PNV-SS-124-001	000570810184	KAREN CUMMINGS AND DEAN CUMMINGS	105,000	Biennial	210,000/Odd	\$744.32	\$550.00	\$1,294.32
PNV-SS-126-001	000410535546	DAVID FEATHERSTONE AND AZZIE FEATHERSTONE	294,000	ANNUAL	294,000/Each	\$3,640.60	\$550.00	\$4,190.60

Exhibit "C-1"

APN: 1318-15-819-001 PTN

Property Address & Legal Description

A **UDI**: See Column D, Ex. C-2 / 90,245,000 Undivided fee simple interest as tenants in common in Units 9101, 9102, 9103, 9104, 9201, 9203 and 9204 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. C-2 as described in the Declarations of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated Points: See Column E, Ex. C-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. C-2.

Exhibit "C-2"

APN: 1318-15-819-001 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's Fee	Total Due
PNV-SS-129-002	000570800649	JOHN M MILLER AND KATHERINE J MILLER	189,000	Annual	189,000/Annual	\$2,340.24	\$550.00	\$2,890.24

Exhibit "D-1"

APN: 1318-15-822-001 PTN, 1318-15-823-001 PTN

Property Address & Legal Description

A **UDI**: See Column D, Ex. D-2 / 183,032,500 Undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 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. D-2 as described in the Declarations of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated Points: See Column E, Ex. D-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. D-2.

Exhibit "D-2"

APN: 1318-15-822-001 PTN, 1318-15-823-001 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's Fee	Total Due
PNV-SS-126-002	000570703413	GREGORY A OLSON AND SHARI L OLSON	349,000	ANNUAL	349,000/Each	\$4,331.81	\$550.00	\$4,881.81
PNV-SS-129-001	000570610923	DARISE YVETTE VICTORY	413,000	Annual	413,000/Each	\$4,817.90	\$550.00	\$5,367.90