

DOUGLAS COUNTY, NV **2022-992515**
Rec:\$40.00
\$40.00 Pgs=5 12/19/2022 10:45 AM
FIRST AMERICAN TITLE INS CO - NATIONAL
KAREN ELLISON, RECORDER

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 125180-SSF1-HOA**

APN: **See Schedule "1"**

NOTICE OF DELINQUENT ASSESSMENT

This **NOTICE OF DELINQUENT ASSESSMENT** is being in accordance with Chapter 119A.550, Nevada Revised Statutes and the provisions of the Declaration of the Homeowners Associations as follows:

Association Claimant is **Residence Club at South Shore Association, Inc., a Nevada nonprofit corporation**, as shown in that certain Declaration as recorded **12/05/2002** as **559874** in the office of the County Recorder, County of **Douglas**, State of **Nevada**; and as may be amended from time to time.

Property address is: **180 Elks Point Road, Zephyr Cove, NV, 89448.**

The description of the common interest development unit against which this notice is being recorded is shown as shown on **Exhibit "A" attached hereto and made a part hereof.**

The owner(s) of record are as shown on **Schedule "1"**

The amounts owed under this assessment lien are shown below:

Delinquent Assessments: **See Schedule "1"**, plus any other charges authorized by the declaration.

Total Lien Amount: **See Schedule "1"**

Additional monies continue to accrue under this claim at the rate of the claimant's monthly or special assessments, plus permissible late charges, costs of collection and interest.

The Owners have breached and defaulted under the Governing Documents by failing to pay the amounts specified herein.

The name and address of the Association or other managing entity is **Residence Club at South Shore Association, Inc., a Nevada nonprofit corporation C/O Wyndham Vacation Resorts, 6277 Sea Harbor Drive Orlando, FL 32821, Phone: (800) 251-8736**

The name and address of the Agent authorized by the Association to enforce the lien of this Notice of Delinquent Assessment by sale is: **First American Title Insurance Company, 400 S. Rampart Blvd., Suite 290, Las Vegas, NV 89145 Phone: (866) 505-9107**

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.

Dated: Dec. 13, 2022

Residence Club at South Shore Association, Inc., a Nevada nonprofit corporation

By: [Signature]

Name: Doug Ward

Title: Authorized Agent

State of Florida

County of Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on Dec 13, 2022, by Doug Ward as **Authorized Agent** for **Residence Club at South Shore Association, Inc., a Nevada nonprofit corporation.**

[Signature]
Notary Signature

Personally Known or Produced Identification

Type of Identification Produced _____

KELLY APONTE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG304162
Expires 4/30/2023

Exhibit "A"

Fractional Interest Letter (**See Exhibit "A-1"**) consisting of an undivided one-thirteenth (1/13th) ownership interest as tenant in common in Residence Club Unit No. (**See Exhibit "A-1"**) contained within South Shore, a Nevada condominium project, as identified and established in the Condominium Plat of South Shore, a Commercial Subdivision recorded on December 5, 2002 in Book 1202, at Page 2181, as Document No. 559872 in the office of the County Recorder for Douglas County, State of Nevada, as further described in the Declaration of Condominium - South Shore recorded on December 5, 2002 in Book 1202, at Page 2182, Document No 559873, together with the undivided interest in the Common Elements appurtenant to said Fractional Interest, and together with the exclusive right to possession and occupancy of such Residence Club Unit during certain Occupancy Periods in accordance with the Declaration of Covenants, Conditions, Easements and Restrictions for the Residence Club at South Shore recorded on December 5, 2002 in Book 1202, at Page 2217, as Document No. 559874.

TOGETHER with all and singular tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

Schedule "1"

Contract No.	Owner(s)	APN	Delinquent Assessments / Total Lien Amount
96002006	SHARON BARNETT and ERIC MCMILLEN	1318-15-810-001 PTN	\$13,367.90
96002065	WTA TITLE SERVICES, LLC	1318-15-822-007 PTN	\$27,471.59
96002067	AD ASTRA ENTERPRISES LLC	1318-15-822-007 PTN	\$4,952.62
96002069	ERNEST VILLANUEVA	118-15-822-009	\$13,540.87

Exhibit "A-1"

Contract No.	Fractional Interest Letter	Unit No.
96002006	A	14101
96002065	E	12301
96002067	C	12301
96002069	E	12303

COPY