

DOUGLAS COUNTY, NV

**2023-993731**

Rec:\$40.00

\$40.00

Pgs=6

**02/08/2023 10:18 AM**

FIRST AMERICAN TITLE INS CO - NATIONAL

SHAWNYNE GARREN, 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 126252-SS21-HOA**

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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 Covenants, Conditions and Restrictions (Declaration) as follows:

Association Claimant is **Tahoe at South Shore Vacation Owners Association, Inc., a Nevada nonprofit corporation**, as shown in that certain Declaration recorded **10/28/2004** as **628022** 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 **Tahoe at South Shore Vacation Owners Association, Inc., a Nevada nonprofit corporation C/O Wyndham Vacation Resorts, 6277 Sea Harbor Drive Orlando, FL 32821, Phone: (800) 251-8736**

**Exhibit "A"**

A (**SEE SCHEDULE "1"**) UNDIVIDED FEE SIMPLE INTEREST AS TENANTS IN COMMON IN UNITS (**SEE SCHEDULE "1"**), 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 ("CONDOMINIUM DECLARATION") DATED OCTOBER 21, 2002 AND RECORDED DECEMBER 05, 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").

LESS AND EXCEPT ALL MINERALS AND MINERAL RIGHTS WHICH MINERALS AND MINERAL RIGHTS ARE HEREBY RESERVED UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

THE PROPERTY IS A/AN (**SEE SCHEDULE "1"**) OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED (**SEE SCHEDULE "1"**) POINTS AS DEFINED IN THE TIMESHARE PLAN WHICH POINTS MAY BE USED BY THE GRANTEE IN EACH (**SEE SCHEDULE "1"**) RESORT YEAR(S).

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.

**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: 2/6, 2023

Tahoe at South Shore Vacation Owners Association, Inc.,  
a Nevada nonprofit corporation

By: [Signature]

Name: **Doug Ward**

Title: **Authorized Agent**

State of FL

County of Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, on Feb 6, 2023, by **Doug Ward** as **Authorized Agent** of **Tahoe at South Shore Vacation Owners Association, Inc., a Nevada nonprofit corporation**.

[Signature]  
\_\_\_\_\_  
Notary Signature



**EGDA ALFARO**  
Notary Public  
State of Florida  
Comm# HH282406  
Expires 7/28/2026

Personally Known  or Produced Identification

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

Schedule "1"

Contract No.	Owner(s)	APN	Legal Description Variables	Delinquent Assessments /Total Lien Amount
000130505027	ROBERT M. LAMENTO and JOANN G. LAMENTO	1318-15-819-001 PTN	UNDIVIDED INTEREST: 84,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	\$738.66
000541003364	ALGEA S. CAFFEY, SR. AND THE UNRECORDED INTEREST OF THE SPOUSE OF ALGEA S. CAFFEY, SR.	1318-15-822-001 PTN AND 1318-15-823-001 PTN	UNDIVIDED INTEREST: 84,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	\$674.52
000570501510	PETER FOCHA and JUDITH FOCHA and ROBERT ALAN FOCHA	1318-15-817-001 PTN	UNDIVIDED INTEREST: 105,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 210000 OWNERSHIP INTEREST: BIENNIAL	\$841.17
000570601278	DONALD G. PITMAN, TRUSTEE and MARILYN E. PITMAN, Trustee of the DONALD G PITMAN AND MARILYN E PITMAN REVOCABLE TRUST DATED NOVEMBER 2, 2000	1318-15-822-001 PTN AND 1318-15-823-001 PTN	UNDIVIDED INTEREST: 210,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 1302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302 POINTS: 210000 OWNERSHIP INTEREST: ANNUAL	\$1,171.59

Schedule "1"

Contract No.	Owner(s)	APN	Legal Description Variables	Delinquent Assessments /Total Lien Amount
000570601708	LEE R. REEVES AND THE UNRECORDED INTEREST OF THE SPOUSE OF LEE R. REEVES and MARION S. MCCOLLESTER AND THE UNRECORDED INTEREST OF THE SPOUSE OF MARION S. MCCOLLESTER	1318-15-820-001 PTN	UNDIVIDED INTEREST: 77,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304 POINTS: 154000 OWNERSHIP INTEREST: BIENNIAL	\$700.16
000570705244	JOE W. BYROM AND THE UNRECORDED INTEREST OF THE SPOUSE OF JOE W. BYROM and LINDA K. BYROM AND THE UNRECORDED INTEREST OF THE SPOUSE OF LINDA K. BYROM	1318-15-820-001 PTN	UNDIVIDED INTEREST: 638,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304 POINTS: 638000 OWNERSHIP INTEREST: ANNUAL	\$3,157.21
000570800821	ROLAND C. SMITH AND THE UNRECORDED INTEREST OF THE SPOUSE OF ROLAND C. SMITH and SANDRA A. SMITH AND THE UNRECORDED INTEREST OF THE SPOUSE OF SANDRA A. SMITH	1318-15-819-001 PTN	UNDIVIDED INTEREST: 84,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	\$734.16
000570809392	TEFFANY ANN SMITH AND THE UNRECORDED INTEREST OF THE SPOUSE OF TEFFANY ANN SMITH	1318-15-822-001 PTN	UNDIVIDED INTEREST: 105,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302 POINTS: 210000 OWNERSHIP INTEREST: BIENNIAL	\$666.69

Schedule "1"

Contract No.	Owner(s)	APN	Legal Description Variables	Delinquent Assessments /Total Lien Amount
000570904086	MONTY MILANESI AND THE UNRECORDED INTEREST OF THE SPOUSE OF MONTY MILANESI and THERESA MILANESI AND THE UNRECORDED INTEREST OF THE SPOUSE OF THERESA MILANESI	1318-15-817-001 PTN	UNDIVIDED INTEREST: 189,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 189000 OWNERSHIP INTEREST: ANNUAL	\$846.72
000571100601	ROLAND C. SMITH AND THE UNRECORDED INTEREST OF THE SPOUSE OF ROLAND C. SMITH and SANDRA A. SMITH AND THE UNRECORDED INTEREST OF THE SPOUSE OF SANDRA A. SMITH	1318-15-818-001 PTN	UNDIVIDED INTEREST: 87,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 87000 OWNERSHIP INTEREST: ANNUAL	\$760.32