

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 129820-SS22-HOA**

APN: **See Schedule "1"**

NOTICE OF DEFAULT AND ELECTION TO SELL PROPERTY UNDER ASSOCIATION LIEN

Lien information is shown on **Schedule "1"** attached hereto and made a part hereof.

NOTICE IS HEREBY GIVEN that **Tahoe at South Shore Vacation Owners Association, Inc.**, a Nevada **nonprofit corporation** ("Association") is the lienholder and beneficiary under a Notice of Delinquent Assessment Lien ("NOL"), recorded as shown on **Schedule "1"**, of official Records in the office of the Recorder of **Douglas** County, Nevada securing obligations in favor of said Association, pursuant to the terms contained in the Declaration, and as provided for under Chapter 119A.550, Nevada Revised Statutes. The Owner(s) of the property, as shown on **Schedule "1"**, are in breach and default for failure to pay delinquent Assessment payments for that certain Timeshare Estate as described in the Declaration recorded on **10/28/2004** as **628022** of Official Records of **Douglas** County, Nevada and in particular that certain timeshare interval commonly described as **Legal Description Variables** as shown on **Schedule "1"**.

Property Address is: **180 Elks Point Road, Zephyr Cove, NV 89448**. The amount of delinquent assessment, property taxes, fees, and collection costs and / or penalties are as shown on **Schedule "1"** as **"Sum Due"**.

The Association has appointed **First American Title Insurance Company**, a Nebraska corporation, as its Agent/Trustee to facilitate in the foreclosure of the above referenced NOL. The Association has executed and delivered to said Agent, a written Declaration and Demand for Sale, and has deposited with Agent all documents evidencing the obligations secured thereby and has elected and does hereby elect to cause the herein described property, liened by said Association, to be sold to satisfy the obligations secured thereby.

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.

First American Title Insurance Company, a Nebraska Corporation, 400 S. Rampart Blvd., Suite #290, Las Vegas, NV 89145 Phone: (800) 251-8736

Dated: June 12, 2023

First American Title Insurance Company, a Nebraska corporation

By: [Signature]
Joseph T. McCaffrey, Trustee Sale Officer

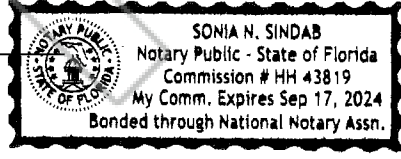
State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on 6-12, 2023, by Joseph T. McCaffrey as Trustee Sale Officer for First American Title Insurance Company, a Nebraska corporation.

[Signature]
Notary Signature

Personally Known or Produced Identification

Type of Identification Produced _____



Schedule "1"
Lien Recording Date 06/05/2023
Lien Recording Reference
Inst: 2023-997121

| Contract No. | Legal Description Variables | Owner(s) | APN | Sum Due |
|--------------|--|--|---------------------|------------|
| 000430511204 | 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: EVEN | DAVID A. FOLCKEMER and the Unrecorded Interest of the Spouse of DAVID A. FOLCKEMER and ROSE M. FOLCKEMER and the Unrecorded Interest of the Spouse of ROSE M. FOLCKEMER | 1318-15-820-001 PTN | \$596.81 |
| 000430600601 | UNDIVIDED INTEREST: 146,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 and 8303 POINTS: 146000 OWNERSHIP INTEREST: ANNUAL | DONALD G. FAWCETT and the Unrecorded Interest of the Spouse of DONALD G. FAWCETT and MARYLS R. FAWCETT and the Unrecorded Interest of the Spouse of MARYLS R. FAWCETT | 1318-15-818-001 PTN | \$654.56 |
| 000541005278 | 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: ODD | SAMUEL MILES and MARITZA MILES | 1318-15-822-001 PTN | \$1,637.70 |
| 000570606947 | 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: ODD | RAYMOND C. EDISON AND THE UNRECORDED INTEREST OF THE SPOUSE OF RAYMOND C. EDISON and IKA EDISON AND THE UNRECORDED INTEREST OF THE SPOUSE OF IKA EDISON | 1318-15-822-001 PTN | \$941.85 |

Schedule "1"
Lien Recording Date 06/05/2023
Lien Recording Reference
Inst: 2023-997121

| Contract No. | Legal Description Variables | Owner(s) | APN | Sum Due |
|--------------|---|--|---|------------|
| 000570710293 | UNDIVIDED INTEREST: 84,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10203, 10204, 10301, 10302, 10303 and 10304 POINTS: 168000 OWNERSHIP INTEREST- EVEN | ED COLEMAN AND THE UNRECORDED INTEREST OF THE SPOUSE OF ED COLEMAN | 1318-15-820-001 PTN | \$589.89 |
| 000570807545 | UNDIVIDED INTEREST: 238,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 238000 OWNERSHIP INTEREST- ANNUAL | BPCCO HOLDINGS, LLC, DBA LEMON LION CONSULTING, LLC, a Nevada limited liability company | 1318-15-819-001 PTN | \$1,067.04 |
| 000571601236 | UNDIVIDED INTEREST: 210,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 POINTS: 210000 OWNERSHIP INTEREST- ANNUAL | KATHY L. KING AND THE UNRECORDED INTEREST OF THE SPOUSE OF KATHY L. KING AND MARTIN R. KING AND THE UNRECORDED INTEREST OF THE SPOUSE OF MARTIN R. KING | 1318-15-822-001 PTN AND 1318- 15-823-001-PTN | \$706.32 |
| 000580637528 | 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- ODD | THERESA GRAJKOWSKI AND THE UNRECORDED INTEREST OF THE SPOUSE OF THERESA GRAJKOWSKI AND MARK GRAJKOWSKI AND THE UNRECORDED INTEREST OF THE SPOUSE OF MARK GRAJKOWSKI | 1318-15-822-001 PTN AND 1318- 15-823-001 PTN | \$776.64 |