

RECORDING REQUESTED BY:  
FIRST AMERICAN TITLE INSURANCE  
COMPANY

AND WHEN RECORDED MAIL TO:

FIRST AMERICAN TITLE INSURANCE  
COMPANY  
Vacation Ownership Division  
400 Rampart Blvd Suite 290  
Las Vegas, NV 89145

Batch ID: **Foreclosure HOA 129820-  
SS22-HOA**

**APN: See Schedule "1"**

This Notice of Sale is exempt from NRS 107.080 pursuant to sub-section 12(b)

### NOTICE OF TRUSTEE'S SALE

Date of Sale: **09/13/2023 at 10:00 AM**

Place of Sale:      **In front of the North side public entrance to the Douglas County Courthouse,  
1038 Buckeye Road, Minden, NV 89423**

**First American Title Insurance Company**, a Nebraska corporation, as Agent/Trustee duly appointed, and pursuant to that certain Notice of Delinquent Assessment (NDA) recorded by **Tahoe at South Shore Vacation Owners Association, Inc., a Nevada nonprofit corporation** (the "Association") in the Office of the Recorder of **Douglas**, County, Nevada, for property owned by the Owner(s), all as shown on **Schedule "1"**, will sell at public auction for cash, lawful money of the United States of America, (a cashier's check payable to said Agent drawn on a state or national bank, a state or federal credit union, or a state or federal savings and loan association, or savings bank) all that right, title and interest conveyed to and now held by it under the NDA in the property situated in said County, describing the timeshare property therein to wit:

Those certain Timeshare Estates as described in the Declaration recorded on **10/28/2004** as **628022** and any amendments thereto (the "Declaration") and in particular that certain timeshare interval commonly described as **Legal Description Variables** as shown on **Schedule "1"**;

The Property Address is: **180 Elks Point Road, Zephyr Cove, NV, 89448**. The undersigned Agent disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

Said sale will be made without covenant or warranty, express or implied, as to title, possession or encumbrances, to satisfy the amount of delinquent assessment, property taxes, fees, collection costs and

/ or penalties as shown on **Schedule "1"** as **"Sum Due"**. Estimated Accrued Interest and additional advances, if any, may increase this figure prior to sale.


**WARNING! A SALE OF YOUR PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR TIMESHARE, EVEN IF THE AMOUNT IS IN DISPUTE. YOU MUST ACT BEFORE THE SALE DATE. IF YOU HAVE ANY QUESTIONS, PLEASE CALL (800) 251-8736.**

**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, (866) 505-9107


Dated: 8-14, 2023

First American Title Insurance Company, a Nebraska corporation

By:   
Joseph T. McCaffrey, Trustee Sale Officer

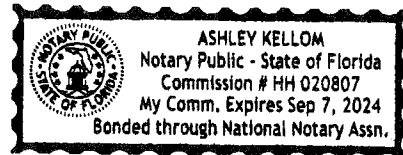
State of Florida  
County of Seminole

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, on 8-14, 2023, by **Joseph T. McCaffrey as Trustee Sale Officer for First American Title Insurance Company, a Nebraska corporation.**

  
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
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	<p>UNDIVIDED INTEREST: 84,000/128,986,500</p> <p>UNIT(S): 10101, 10102, 10103, 10104, 10201, 10203, 10204, 10301, 10302, 10303 and 10304</p> <p>POINTS: 168000</p> <p>OWNERSHIP INTEREST: EVEN</p>	<p>ED COLEMAN AND THE UNRECORDED INTEREST OF THE SPOUSE OF ED COLEMAN</p>	1318-15-820-001 PTN	\$589.89
000570807545	<p>UNDIVIDED INTEREST: 238,000/90,245,000</p> <p>UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204</p> <p>POINTS: 238000</p> <p>OWNERSHIP INTEREST: ANNUAL</p>	<p>BPCO HOLDINGS, LLC, DBA LEMON LION CONSULTING, LLC, a Nevada limited liability company</p>	1318-15-819-001 PTN	\$1,067.04
000571601236	<p>UNDIVIDED INTEREST: 210,000/183,032,500</p> <p>UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302</p> <p>POINTS: 210000</p> <p>OWNERSHIP INTEREST: ANNUAL</p>	<p>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</p>	<p>1318-15-822-001 PTN AND 1318-15-823-001-PTN</p>	\$706.32

Schedule "1"

Lien Recording Date: 06/05/2023

Lien Recording Reference: Inst: 2023-997121

Contract No.	Legal Description Variables	Owner(s)	APN	Sum Due
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