

DOUGLAS COUNTY, NV **2024-1005036**
Rec:\$40.00
\$40.00 Pgs=7 **02/26/2024 08:07 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 135751-SS23-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: February 26, 2024

First American Title Insurance Company, a Nebraska corporation

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

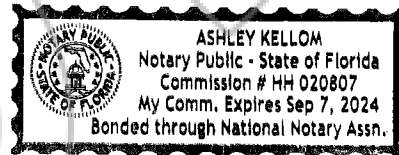
State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on 2-26, 2024, 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 02/21/2024
Lien Recording Reference Inst: 2024-1004915

Contract No.	Legal Description Variables	Owner(s)	APN	Sum Due
000130503394	UNDIVIDED INTEREST: 210,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 210000 OWNERSHIP INTEREST: ANNUAL	RAY C. SCHAEFFER and C. JOYCE SCHAEFFER	1318-15-817- 001 PTN	\$942.60
000170507735	UNDIVIDED INTEREST: 77,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 77000 OWNERSHIP INTEREST: ANNUAL	JOHN TREHARN and the unrecorded interest of the spouse of JOHN TREHARN and PENNY TREHARN and the unrecorded interest of the spouse of PENNY TREHARN	1318-15-818- 001 PTN	\$689.16
000170509533	UNDIVIDED INTEREST: 517,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203, AND 9204 POINTS: 517000 OWNERSHIP INTEREST: ANNUAL	JUDITH L. BRENNER, Trustee of the JUDITH L. BRENNER TRUST AGREEMENT, DATED JUNE 10, 2004 and ROBERT W. WATSON, Trustee of the ROBERT W. WATSON TRUST AGREEMENT, DATE JUNE 10, 2004	1318-15-819- 001 PTN	\$2,706.54
000410524656	UNDIVIDED INTEREST: 300,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 300000 OWNERSHIP INTEREST: ANNUAL	MARGO JULIANA CARRANCEJIE and the unrecorded interest of the spouse of MARGO JULIANA CARRANCEJIE and SERGE JEAN MONPEROUS and the unrecorded interest of the spouse of SERGE JEAN MONPEROUS	1318-15-817- 001 PTN	\$898.00
000410538847	UNDIVIDED INTEREST: 210,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 210000 OWNERSHIP INTEREST: ANNUAL	DEBRA K. BRADLEY and the unrecorded interest of the spouse of DEBRA K. BRADLEY	1318-15-819- 001 PTN	\$628.64
000410540603	UNDIVIDED INTEREST: 217,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304 POINTS: 217000 OWNERSHIP INTEREST: ANNUAL	WILLARD HARBERT and ANNABELLE HARBERT	1318-15-820- 001 PTN	\$563.96

Schedule "1"
 Lien Recording Date 02/21/2024
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Contract No.	Legal Description Variables	Owner(s)	APN	Sum Due
000550503452	UNDIVIDED INTEREST: 154,000/138,156,000 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302, AND 8303 POINTS: 154000 OWNERSHIP INTEREST: ANNUAL	HOWARD E. AGSTER, SR. AND THE UNRECORDED INTEREST OF THE SPOUSE OF HOWARD E. AGSTER, SR. and ARLENE M. AGSTER AND THE UNRECORDED INTEREST OF THE SPOUSE OF ARLENE M. AGSTER	1318-15-818-001 PTN	\$863.89
000570408377	UNDIVIDED INTEREST: 154,000/183,032,500 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, AND 7303 POINTS: 154000 OWNERSHIP INTEREST: ANNUAL	JENNI M. PEREZ AND THE UNRECORDED INTEREST OF THE SPOUSE OF JENNI M. PEREZ and FERNANDO J. PEREZ AND THE UNRECORDED INTEREST OF THE SPOUSE OF FERNANDO J. PEREZ	1318-15-817 PTN	\$863.75
000570600312	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: 154000 OWNERSHIP INTEREST: ANNUAL	ALEJANDRO SANCHEZ PEREZ AND THE UNRECORDED INTEREST OF THE SPOUSE OF ALEJANDRO SANCHEZ PEREZ	1318-15-822-001	\$668.84
000570601096	UNDIVIDED INTEREST: 500,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302 POINTS: 210000 OWNERSHIP INTEREST: BIENNIAL	CURRENT TRUSTEE, Trustee of the WAYNE F. WOOTEN AND KATHRYN WOOTEN, JOINT LIVING TRUST, DATED AUGUST 01, 2009	1318-15-822-001	\$588.90
000570601153	UNDIVIDED INTEREST: 500,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302 POINTS: 500000 OWNERSHIP INTEREST: ANNUAL	BRIAN PANZER AND THE UNRECORDED INTEREST OF THE SPOUSE OF BRIAN PANZER and CHARLENE MASSEY-PANZER AND THE UNRECORDED INTEREST OF THE SPOUSE OF CHARLENE MASSEY-PANZER	1318-15-822-001 PTN; 1318-15-823-001 PTN	\$2,430.80

Schedule "1"
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Contract No.	Legal Description Variables	Owner(s)	APN	Sum Due
000570604868	UNDIVIDED INTEREST: 154,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 POINTS: 154000 OWNERSHIP INTEREST: ANNUAL	PETER DOBY and the Unrecorded Interest of the Spouse of PETER DOBY AND CARINE DOBY and the Unrecorded Interest of the Spouse of CARINE DOBY	1318-15-822- 001 PTN AND 1318-15-823- 001 PTN	\$649.62
000570609719	UNDIVIDED INTEREST: 84,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	TEODORA L. TOLLNER and the Unrecorded Interest of the Spouse of TEODORA L. TOLLNER	1318-15-817- 001 PTN	\$720.55
000570707919	UNDIVIDED INTEREST: 290,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 POINTS: 580000 OWNERSHIP INTEREST: BIENNIAL	RAY C. SCHAEFFER and the Unrecorded Interest of the Spouse of RAY C. SCHAEFFER AND C. JOYCE SHAEFFER and the Unrecorded Interest of the Spouse of C. JOYCE SHAEFFER	1318-15-822- 001 PTN	\$1,301.64
000570710145	UNDIVIDED INTEREST: 270,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 270000 OWNERSHIP INTEREST: ANNUAL	JAMES G. ANTHONY and the Unrecorded Interest of the Spouse of JAMES G. ANTHONY	1318-15-819- 001 PTN	\$1,413.50
000570800698	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	ARTHUR SCHWARK and the Unrecorded Interest of the Spouse of ARTHUR SCHWARK and ELIZABETH SCHWARK and the Unrecorded Interest of the Spouse of ELIZABETH SCHWARK	1318-15-822- 001 PTN	\$507.13

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Contract No.	Legal Description Variables	Owner(s)	APN	Sum Due
000570804351	UNDIVIDED INTEREST: 232,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 POINTS: 232000 OWNERSHIP INTEREST: ANNUAL	NANCY GENSO and the Unrecorded Interest of the Spouse of NANCY GENSO	1318-15-822- 001 PTN	\$952.71
000570804880	UNDIVIDED INTEREST: 273,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 273000 OWNERSHIP INTEREST: ANNUAL	SALLY L. ALTMAN	1318-15-819- 001 PTN	\$1,225.77
000570806554	UNDIVIDED INTEREST: UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	ALAN W. ARNETT and SUE ANN N. ARNETT, Trustees of the ARNETT REVOCABLE LIVING TRUST, DATED NOVEMBER 1, 2002	1318-15-818- 001 PTN	\$670.51
000571004712	UNDIVIDED INTEREST: 105,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304 POINTS: 210000 OWNERSHIP INTEREST: BIENNIAL	WILLIAM BARKER AND THE UNRECORDED INTEREST OF THE SPOUSE OF WILLIAM BARKER and LAURA BERRERA BARKER AND THE UNRECORDED INTEREST OF THE SPOUSE OF LAURA BERRERA BARKER	1318-15-820- 001 PTN	\$588.90
000571101542	UNDIVIDED INTEREST: 308,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302 POINTS: 308000 OWNERSHIP INTEREST: ANNUAL	MATTHEW OKEKE AND THE UNRECORDED INTEREST OF THE SPOUSE OF MATTHEW OKEKE and CHINYERE OKEKE AND THE UNRECORDED INTEREST OF THE SPOUSE OF CHINYERE OKEKE	1318-15-822- 001 PTN AND 1318-15-823- 001 PTN	\$1,590.39

Schedule "1"

Lien Recording Date 02/21/2024

Lien Recording Reference Inst: 2024-1004915

Contract No.	Legal Description Variables	Owner(s)	APN	Sum Due
000571202175	UNDIVIDED INTEREST: 105,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 210000 OWNERSHIP INTEREST: BIENNIAL	SRIRAM GOPALAN and SUKANYA KARUNAKARAN	1318-15-817- 001 PTN	\$588.90
000571402205	UNDIVIDED INTEREST: 205,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302 POINTS: 205000 OWNERSHIP INTEREST: ANNUAL	RICHARD A. STOLTZ AND THE UNRECORDED INTEREST OF THE SPOUSE OF RICHARD A. STOLTZ and CHARLOTTE A. STOLTZ AND THE UNRECORDED INTEREST OF THE SPOUSE OF CHARLOTTE A. STOLTZ	1318-15-822- 001 PTN AND 1318-15-823- 001 PTN	\$1,149.75
000571500255	UNDIVIDED INTEREST: 200,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 200000 OWNERSHIP INTEREST: ANNUAL	RICHARD A. STOLTZ	1318-15-817- 001 PTN	\$1,121.65