

APN: 1319-22-000-021
1319-15-000-015
1319-15-000-020
1319-15-000-022
1319-15-000-031
1319-15-000-032
1319-15-000-023
1319-15-000-029
1319-15-000-030

DOUGLAS COUNTY, NV **2024-1009813**
Rec:\$40.00
\$40.00 Pgs=7 **07/08/2024 02:42 PM**
WILSON TITLE SERVICES
SHAWNYNE GARREN, RECORDER

RECORDING REQUESTED BY
Wilson Title Services, LLC

AND WHEN RECORDED MAIL TO:
Wilson Title Services, LLC
4045 Spencer Street, Suite A62
Las Vegas, NV 89119

TS No.: WPOA - 2024
ICN/Contract No.: <See Exhibit A>

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS**

IMPORTANT NOTICE

**IF YOUR PROEPRTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR
PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION.**

Notice: You are in Default. You may have the legal right to stop the sale of your property by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. The amount of default will increase until your account becomes current. If you have any questions, you should contact a lawyer. No sale date may be set within **sixty (60) days** from the date of this Notice of Default and Election to Sell Under Claim of Lien for Delinquent Assessments, or the date of the recordation of this notice, or the mailing of a copy of this Notice, whichever is later. This notice shall be recorded in the Official Records of Douglas County, Nevada.

The amount due as of consisting of delinquent assessments, property taxes, fees, collections costs and/or penalties is **shown on Exhibit "A"** which is attached hereto and made a part hereof, and will increase until your account becomes current. In addition, the foreclosure processing fees to date are **\$250.00** and will increase as the foreclosure progresses.

While your property is in foreclosure you must pay any other obligations (such as insurance and taxes) required by your Covenants, Conditions and Restrictions dated September 24, 2014 and filed of record as Document Number 0849819 in Book 0914, Page 4388 in the Official Records of Douglas County, as corrected by the recording of the **Corrected Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort** recorded on November 2, 2018, in the Official Records of Douglas County, Nevada, in Book n/a , Page n/a , as Document Number 2018-921717, and all exhibits, amendments, and annexations thereto, as may be amended from time to time ("the Declaration"). If you fail to make future assessment payments, pay taxes on the property, or pay other obligations, the Association may insist that you do so in order to reinstate your account in good standing.

Upon your written request, the Association will give you a written itemization of the entire amount you must pay. You must pay all amounts in default at the time payment is made. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason contact:

**Walley's Property Owners Association
c/o Holiday Inn Club Vacations Incorporated
9271 S John Young Parkway.
Orlando, Florida 32819
Capital Management Department at 866-714-8679, ext. 4876**

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

Notice is hereby given to: all those listed in Exhibit "A" attached hereto and made a part hereof as the Reputed Owner(s) of the herein described time share interests that **Wilson Title Services, LLC**, a Delaware limited liability company is the duly appointed Authorized Agent to undertake the non-judicial sale of the herein described time share interests, pursuant to the Claim of Lien for Delinquent Assessments dated as shown on Exhibit A executed by the Association. Pursuant to the provisions of NRS 117.070, 119A.550 and 119A.560.

That Claim of Lien for Delinquent Assessments was recorded on **June 7, 2024** as Recorders Instrument **2024-1008859** in the Official Records of Douglas County, Nevada.

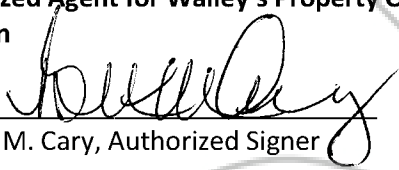
The time share interests covered here in for payment of these respective claims is all that certain real property situated in the County of Douglas, State of Nevada, and more particularly described in **Exhibit "B"** attached hereto.

The Property Address is: 2001 Foothill Road, Genoa, Nevada 98411

NOTICE IS FURTHER GIVEN that a default has occurred on the assessments as described in said Claim of Lien for Delinquent Assessments and that payment has not been made and that by reason thereof, the Association has directed the authorized agent to record this Notice of Default and Election to Sell under Claim of Lien for Delinquent Assessments and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Dated: July 8, 2024

Wilson Title Services, LLC
A Delaware limited liability company
As Authorized Agent for Walley's Property Owners
Association


BY: 
Beth M. Cary, Authorized Signer

STATE OF Nevada .

COUNTY OF Clark .

On July 8, 2024 ,before me, the undersigned Notary Public in and for said county, personally appeared Beth M. Cary, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Lisa Lou Diehl (seal)
Notary Public in and for said County and State

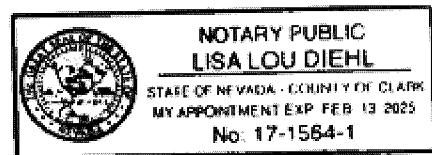


EXHIBIT B
LEGAL DESCRIPTION

The Time Share estate set forth in the attached notice, as said term "Time Share" is defined in that certain Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's dated September 24, 2014 and filed and recorded as Document Number 0849819 in Book 0914, Page 4388 in the Official Records of Douglas County, as corrected by the recording of the Corrected Sixth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's dated November 2, 2018, in the Official Records of Douglas County, Nevada, as Document Number 2018-921717, and all exhibits, amendments, and annexations thereto (collectively the "Declaration"), which Time Share consists of an undivided interest as a tenant in common in and to certain parcels of real property as set forth below:

Aurora Phase

An undivided 1/1,071st or 1/2,142nd interest in and to all that real property situate in the County of Douglas, State of Nevada, more fully described on Exhibit A (Parcel II) to the Declaration.

APN: 1319-22-000-021

Bodie Phase

An undivided 1/1,989th or 1/3,978th interest in and to all that real property situate in the County of Douglas, State of Nevada, more fully described on Exhibit A (Parcel I) to the Declaration.

APN: 1319-15-000-015

Canyon Phase

An undivided 1/1,224th or 1/2,448th interest in and to all that real property situate in the County of Douglas, State of Nevada, more fully described on Exhibit A (Parcel III) to the Declaration.

APN: 1319-15-000-020

Dillon Phase

An undivided 1/1,224th, 1/2,448th, 1/204th, or 1/408th interest in and to all that real property situate in the County of Douglas, State of Nevada, more fully described on Exhibit A (Parcel IV) to the Declaration, which such undivided interest is indicated on the grant, bargain, and sale deed to Reputed Owner(s), as grantee.

APN: 1319-15-000-022

APN: 1319-15-000-031

APN: 1319-15-000-032

APN: 1319-15-000-023

APN: 1319-15-000-029

APN: 1319-15-000-030

EXHIBIT "A"
SCHEDULE OF TIMESHARE OWNERSHIP INTERESTS

CONTRACT	Name of Insured	Frequency	Unit Type	Interval Control Number	Phase	DefaultAmt
6673058	John William Crouse and Laurel M Crouse	ANNUAL	TWO BEDROOM	36021006210	AURORA	\$7,136.33
6673061	Michael Gacley	ANNUAL	TWO BEDROOM	36021006240	AURORA	\$4,648.21
6673094	Michael A. Rebholtz and Laura F. Rebholtz	ANNUAL	TWO BEDROOM	36021007330	AURORA	\$3,825.46
6673262	Eric Larusson and Marybeth Larusson	EVEN	TWO BEDROOM	36021012292	AURORA	\$4,050.02
6673381	John Molina and Debra Molina	EVEN	TWO BEDROOM	36021016122	AURORA	\$4,050.02
6673461	Jimmie L Morrow and Hedat Abraha	EVEN	TWO BEDROOM	36021018252	AURORA	\$4,050.02
6673462	Michael C. O'Massey and Birth O'Massey	ANNUAL	TWO BEDROOM	36021018260	AURORA	\$7,136.33
6673493	Dr. Eugene M. Scrivner and Agnes A. Scrivner	EVEN	TWO BEDROOM	36021019222	AURORA	\$3,023.58
6673523	QM Corporation, a Nevada Corportion	ODD	TWO BEDROOM	36021019511	AURORA	\$1,991.00
6673568	James E Ratliff and Barbara A Ratliff	ANNUAL	TWO BEDROOM	36021021330	AURORA	\$7,220.32
6673576	Patrick R Petit and Julie M Petit	ANNUAL	TWO BEDROOM	36021021460	AURORA	\$7,220.32
6673654	Deborah McGreenery and David McGreenery	ANNUAL	ONE BEDROOM	36022026010	BODIE	\$6,182.82
6673668	Ronald W. Rydquist and Joy N. Rydquist	ANNUAL	ONE BEDROOM	36022026410	BODIE	\$3,824.42
6673704	Richard Lee Coleman and Debra R Drum	EVEN	TWO BEDROOM	36022028092	BODIE	\$3,805.75
6673729	Stacie Peterson and Sherri Crumpacker	ANNUAL	TWO BEDROOM	36022028440	BODIE	\$6,726.60
6673758	King H. Blankenship and Addie McGhee	EVEN	TWO BEDROOM	36022029382	BODIE	\$2,857.09
6673789	J. Warren Lopez and Patricia J. Lopez	EVEN	TWO BEDROOM	36022030182	BODIE	\$3,805.75
6673955	Richard L Bartshe and Krysten L Clardy	ANNUAL	TWO BEDROOM	36022034240	BODIE	\$6,605.54
6674070	Chuck R. Frey	EVEN	TWO BEDROOM	36022037082	BODIE	\$2,857.09
6674085	Diosdado T Macasaet and Arlene Macasaet	ANNUAL	TWO BEDROOM	36022037400	BODIE	\$6,726.60
6674117	Diosdado T Macasaet and Arlene Macasaet	ANNUAL	TWO BEDROOM	36022038370	BODIE	\$6,726.60
6674176	Ralf Josef Farrell and Nita Ruth Hilton-Farrell	ANNUAL	TWO BEDROOM	36022040240	BODIE	\$3,781.77
6674212	Charles E. Irwin and Martha Jane Irwin	ANNUAL	TWO BEDROOM	36022041180	BODIE	\$4,331.96
6674454	Angel Camacho and Concepcion Fuentes	EVEN	TWO BEDROOM	36022050192	BODIE	\$2,735.60
6674688	Johnny H Mahan and Kay S Mahan	ANNUAL	TWO BEDROOM	36022057090	BODIE	\$7,205.26
6674710	Louella C Brewer and Catherine P Monroe	ANNUAL	TWO BEDROOM	36022058090	BODIE	\$4,068.06
6674982	Robert L Rhinehart and Gloria J Rhinehart	ANNUAL	TWO BEDROOM	36023069330	CANYON	\$6,726.60

CONTRACT	Name of Insured	Frequency	Unit Type	Interval Control Number	Phase	DefaultAmt
6675010	Stefan Pop and Etelca Pop	ANNUAL	TWO BEDROOM	36023070460	CANYON	\$6,726.60
6675035	Lily Marie Park and Samuel Chanil Park	ANNUAL	TWO BEDROOM	36023072090	CANYON	\$6,726.60
6675051	Joann Zirbel	ODD	TWO BEDROOM	36023072401	CANYON	\$6,013.70
6675194	Larry B. Johnson and Brenda M Johnson	EVEN	TWO BEDROOM	36023077232	CANYON	\$3,805.75
6675215	Derek D Kleindolph	EVEN	TWO BEDROOM	36023077492	CANYON	\$3,805.75
6675231	David Anglero	EVEN	TWO BEDROOM	36023078342	CANYON	\$5,778.28
6675259	QM Corporation, a Nevada Corporation	ANNUAL	TWO BEDROOM	36023079220	CANYON	\$6,504.50
6675275	Cathlyn Fabunan	ANNUAL	TWO BEDROOM	36023079510	CANYON	\$3,946.30
6675352	Eric K Luoma and Sberyl Q Luoma	EVEN	TWO BEDROOM	36024085242	DILLON	\$2,580.46
6675360	Cynthia E. Victor and Ronney Lee White	EVEN	TWO BEDROOM	36024085322	DILLON	\$4,515.80
6675371	David St Andre and Virginia St Andre	ODD	TWO BEDROOM	36024086221	DILLON	\$4,476.10
6675445	Michael P. Neal and Marie E. Neal	ANNUAL	TWO BEDROOM	36024088070	DILLON	\$6,961.87
6675490	Mark S Byrne and Ramona H Byrne	ANNUAL	TWO BEDROOM	36025089480	DILLON	\$6,961.87
6675573	Victoria Gomez Alexander	ANNUAL	TWO BEDROOM	36026093020	DILLON	\$7,077.62
6675719	Linda Avasso and Nicholas Avasso	EVEN	TWO BEDROOM	36027097342	DILLON	\$3,946.30
6675721	Nina S. James and Gary L. James	EVEN	TWO BEDROOM	36027097362	DILLON	\$3,946.30
6675891	Clyde E. Martin and Janet S. Martin	EVEN	TWO BEDROOM	36028102502	DILLON	\$2,952.86
6675903	Maurice F. Gilbert and Lois J. Gilbert, Trustees	EVEN	TWO BEDROOM	36028103212	DILLON	\$2,788.70
6675934	Kenneth Ray Earnest	EVEN	TWO BEDROOM	36028104412	DILLON	\$3,946.30
6675941	Shirl T Elliker and Zora Gay Elliker	ODD	TWO BEDROOM	36028101311	DILLON	\$3,030.66
6675942	William J. Gyorgy	ANNUAL	TWO BEDROOM	36028101020	DILLON	\$4,475.76
6675977	Stephen G. Brand Margaret H. Brand	ANNUAL	TWO BEDROOM	36021001420	AURORA	\$6,720.41
6676019	Judith A. Rediger and Arthur J. Greenlee	EVEN	TWO BEDROOM	36021002492	AURORA	\$2,729.58
6676070	Kerri Nafus	EVEN	TWO BEDROOM	36021004102	AURORA	\$2,454.38
6676811	Donald Bonillas and Freda Chounet	ANNUAL	TWO BEDROOM	36022047450	BODIE	\$11,172.63
6676854	Richard H. Sundlie, Trustee	ANNUAL	TWO BEDROOM	36023076330	CANYON	\$12,662.52
6677028	Shane Vestey	EVEN	TWO BEDROOM	36023061482	CANYON	\$5,182.78
6677438	Victoria Guantonio and Kenneth Green	ANNUAL	ONE BEDROOM	36022026380	BODIE	\$6,182.82
6677455	Michael Masterson	EVEN	TWO BEDROOM	36021013372	AURORA	\$7,244.88
6677593	Mark Ferrere and Denise Ferrere	ANNUAL	TWO BEDROOM	36021013030	AURORA	\$7,136.33
6677636	David M. Whitmyre and Karen S. Whitmyre	ODD	ONE BEDROOM	36022025421	BODIE	\$3,912.70

CONTRACT	Name of Insured	Frequency	Unit Type	Interval Control Number	Phase	DefaultAmt
6678411	James E. Miller and Julie Kaye Miller	EVEN	TWO BEDROOM	36028102192	DILLON	\$3,946.30
6678496	James McClain and Nicole McClain	ANNUAL	TWO BEDROOM	36021017420	AURORA	\$7,136.33
6678646	Terry Schneider and Dana Schneider	ANNUAL	TWO BEDROOM	36023071180	CANYON	\$4,331.96
6679773	Bradley Owen Emmans	ANNUAL	TWO BEDROOM	36021007480	AURORA	\$10,420.77
6681116	Karen Watters & Mike Watters	ANNUAL	TWO BEDROOM	36022039180	BODIE	\$9,285.18
6811335	Roman George Pono I and Lynne Vo Diep I	ANNUAL	TWO BEDROOM	36021015470	AURORA	\$4,503.50
6811814	Toby Russell and Jennifer Martin	ANNUAL	TWO BEDROOM	36021021140	AURORA	\$6,057.26
6815003	Ray Hodges	ANNUAL	TWO BEDROOM	36028102460	DILLON	\$5,852.94
6818599	James T Walsh	EVEN	TWO BEDROOM	36023071472	CANYON	\$2,842.55