

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 **2024-1011884**
Rec:\$40.00
\$40.00 Pgs=6 **09/06/2024 10:02 AM**
WILSON TITLE SERVICES
SHAWNYNE GARREN, RECORDER

RECORDING REQUESTED BY:
WILSON TITLE SERVICES, LLC

WHEN RECORDED MAIL TO:
WILSON TITLE SERVICES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
4045 S Spencer Street, Suite A62
Las Vegas, NV 89119

FORECLOSURE BATCH NO.: SEP2024MNNT

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

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS AS SHOWN ON EXHIBIT "A". UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE IS HEREBY GIVEN, that WILSON TITLE SERVICES, LLC as the Trustee or duly appointed Agent under the Claim of Lien for Delinquent Assessments executed by Wilson Title Services LLC as authorized agent for WALLEY'S PROPERTY OWNERS' ASSOCIATION and recorded on **6/7/2024** as Recorders Instrument **2024-1008859** in the Official Records of Douglas County, Nevada, and pursuant to the Notice of Default and Election to Sell thereunder recorded on **7/8/2024** as Instrument No. **2024-1009813** of said Official Records, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, all right, title and interest in the property situated in said County, describing the land therein: **AS FULLY DESCRIBED ON SAID CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS and on EXHIBIT "B" ATTACHED HERETO.**

The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than 60 (Sixty) Days have elapsed since such recordation.

**WILSON TITLE SERVICES WILL SELL on Friday, September 27, 2024 @ 11:00 am
AT THE FRONT ENTRANCE TO THE DOUGLAS COUNTY COURTHOUSE
1616 8TH STREET
MINDEN, NEVADA**

The property heretofore described is being sold "as is".

The purported street address and other common designation, if any, of the real property described above is purported to be: **a Timeshare located at 2001 Foothill Road, Genoa, NV 89411**

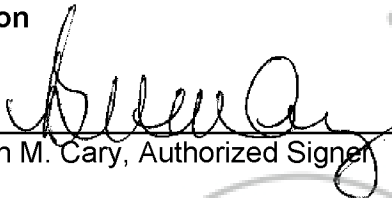
Said sale will be made without covenant or warranty, express or implied, as to title possession or encumbrances to satisfy the unpaid balance due on the Claim(s) of Lien for Delinquent Assessment, as shown on Exhibit "A", plus may include accrued interest thereon, the estimated costs, expenses and advances if any at the time of the initial publication of this Notice of Sale, as shown on Exhibit "A". Accrued Interest and additional advances, if any, will increase this figure prior to sale.

**NOTICE OF TRUSTEE'S SALE
(Continued)**

NOTICE IS HEREBY GIVEN THAT THIS AUCTION IS AN ATTEMPT TO COLLECT A DEBT, THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, AND THAT THE DEBT MAY BE DISPUTED. NOTWITHSTANDING THE FOREGOING, TO THE EXTENT THAT ANY DEBT ASSOCIATED WITH ANY ONE OR MORE OF THE LIENS DESCRIBED ON EXHIBIT "A" HERETO MAY HAVE BEEN DISCHARGED IN A BANKRUPTCY PROCEEDING UNDER TITLE 11 OF THE UNITED STATES CODE, PLEASE BE ADVISED THAT THIS IS AN ACTION TO COLLECT A DEBT IN REM AGAINST THE PROPERTY ENCUMBERED BY SUCH LIEN AND NOT IN PERSONAM AGAINST ANY OBLIGOR.

PUBLISH: 9/7/2024, 9/14/2024 and 9/21/2024
Dated: September 6, 2024

Wilson Title Services, LLC
A Delaware limited liability company,
Duly Appointed Agent for Walley's Property
Owners Association, a Nevada non-profit
corporation


BY: 
Beth M. Cary, Authorized Signer

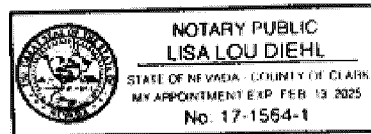
STATE OF Nevada

COUNTY OF Clark

On September 6, 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.

 (seal)
Notary Public in and for said County and State



Lisa Lou Diehl
Commission Number 17-1564-1
My Commission Expires 02/13/2025

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	Estimated Bid Amount
6675977	Stephen G. Brand and 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
6673058	John William Crouse and Laurel M Crouse	ANNUAL	TWO BEDROOM	36021006210	AURORA	\$7,136.33
6673061	Michael Cagley	ANNUAL	TWO BEDROOM	36021006240	AURORA	\$4,648.21
6673094	Michael A. Rebholtz and Laura F. Rebholtz	ANNUAL	TWO BEDROOM	36021007330	AURORA	\$3,825.46
6679773	Bradley Owen Emmans	ANNUAL	TWO BEDROOM	36021007480	AURORA	\$10,420.77
6673262	Eric Larusson and Marybeth Larusson	EVEN	TWO BEDROOM	36021012292	AURORA	\$4,050.02
6677593	Mark Ferrere and Denise Ferrere	ANNUAL	TWO BEDROOM	36021013030	AURORA	\$7,136.33
6677455	Michael Masterson	EVEN	TWO BEDROOM	36021013372	AURORA	\$7,244.88
6811335	Roman George Pono I and Lynne Vo Diep I	ANNUAL	TWO BEDROOM	36021015470	AURORA	\$4,503.50
6673381	John Molina and Debra Molina	EVEN	TWO BEDROOM	36021016122	AURORA	\$4,050.02
6678496	James McClain and Nicole McClain	ANNUAL	TWO BEDROOM	36021017420	AURORA	\$7,136.33
6673461	Jimmie L Morrow and Hedat Abraha	EVEN	TWO BEDROOM	36021018252	AURORA	\$4,050.02
6673462	Michael C. O'Massey and Binh 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 Corpotion	ODD	TWO BEDROOM	36021019511	AURORA	\$1,991.00
6811814	Toby Russell and Jennifer Martin	ANNUAL	TWO BEDROOM	36021021140	AURORA	\$6,057.26
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
6677636	David M. Whitmyre and Karen S. Whitmyre	ODD	ONE BEDROOM	36022025421	BODIE	\$3,912.70
6673654	Deborah McGreenery and David McGreenery	ANNUAL	ONE BEDROOM	36022026010	BODIE	\$6,182.82
6677438	Victoria Guantonio and Kenneth Green	ANNUAL	ONE BEDROOM	36022026380	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

CONTRACT	Name of Insured	Frequency	Unit Type	Interval Control Number	Phase	Estimated Bid Amount
6673789	J. Warren Lopez and Patricia J. Lopez	EVEN	TWO BEDROOM	36022030182	BODIE	\$3,805.75
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
6681116	Karen Watters & Mike Watters	ANNUAL	TWO BEDROOM	36022039180	BODIE	\$9,285.18
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
6676811	Donald Bonillas and Freda Chounet	ANNUAL	TWO BEDROOM	36022047450	BODIE	\$11,172.63
6674454	Angel Camacho and Concepcion Fuentes	EVEN	TWO BEDROOM	36022050192	BODIE	\$2,735.60
6674688	Johnny H Mahan and Kay S Malhan	ANNUAL	TWO BEDROOM	36022057090	BODIE	\$7,205.26
6674710	Louella C Brewer and Catherine P Monroe	ANNUAL	TWO BEDROOM	36022058090	BODIE	\$4,068.06
6677028	Shane Vestey	EVEN	TWO BEDROOM	36023061482	CANYON	\$5,182.78
6674982	Robert L Rhinehart and Gloria J Rhinehart	ANNUAL	TWO BEDROOM	36023069330	CANYON	\$6,726.60
6675010	Stefan Pop and Eteleca Pop	ANNUAL	TWO BEDROOM	36023070460	CANYON	\$6,726.60
6678646	Terry Schneider and Dana Schneider	ANNUAL	TWO BEDROOM	36023071180	CANYON	\$4,331.96
6818599	James T Walsh	EVEN	TWO BEDROOM	36023071472	CANYON	\$2,842.55
6675035	Lily Narie Park and Samuel Chanil Park	ANNUAL	TWO BEDROOM	36023072090	CANYON	\$6,726.60
6675051	Joann Zirbel	ODD	TWO BEDROOM	36023072401	CANYON	\$6,013.70
6676854	Richard H. Sundlie, Trustee	ANNUAL	TWO BEDROOM	36023076330	CANYON	\$12,662.52
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 Corportion	ANNUAL	TWO BEDROOM	36023079220	CANYON	\$6,504.50
6675275	Cathlyn Fabunan	ANNUAL	TWO BEDROOM	36023079510	CANYON	\$3,946.30
6675352	Eric K Luoma and Sbeyl 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

CONTRACT	Name of Insured	Frequency	Unit Type	Interval Control Number	Phase	Estimated Bid Amount
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
6675942	William J. Gyorgy	ANNUAL	TWO BEDROOM	36028101020	DILLON	\$4,475.76
6675941	Shirl T. Elliker and Zora Gay Elliker	ODD	TWO BEDROOM	36028101311	DILLON	\$3,030.66
6678411	James E. Miller and Julie Kaye Miller	EVEN	TWO BEDROOM	36028102192	DILLON	\$3,946.30
6815003	Ray Hodges	ANNUAL	TWO BEDROOM	36028102460	DILLON	\$5,852.94
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