



## NOTICE OF SALE OF MEMBERSHIP

NOTICE IS GIVEN TO ALL MEMBERS IN GOOD STANDING THAT A FORECLOSURE CLOSED BID AUCTION OF **SITES E14 and P14** LOCATED AT TAHOE TIMBER TRAILS ASSOCIATION, 16023 HOBART MILLS ROAD, TRUCKEE, CA, 96161. SALE WILL BE CONDUCTED BY CLOSED BID.

**E14: CLOSED BIDS MUST BE RECEIVED BY THURSDAY, JUNE 8 BY 5PM**

**P14: CLOSED BIDS MUST BE RECEIVED BY FRIDAY, JUNE 9 BY 4:30PM**

### TERMS AND CONDITIONS

1. MINIMUM BID (PLUS ACTUAL ADVANCES OF COSTS, EXPENSES AND FEES INCURRED SINCE THE DATE OF NOTICE OF SALE)
  - **E14 \$24,878.20**
  - **P14 \$25,174.16**
2. BID MUST BE SUBMITTED IN A SEALED ENVELOPE BY US MAIL OR DELIVERED BY HAND TO THE TAHOE TIMBER TRAILS ASSOCIATION OFFICE.
3. MINIMUM BID INCLUDES DUES AND OTHER FEES TO BE PAID THROUGH THE CLOSE OF BID DATE(S).
4. THE HIGHEST BID OVER THE MINIMUM BID SHALL BE ACCEPTED, AND THE BIDDER NOTIFIED IN WRITING AFTER THE CLOSE OF SALE.
5. PAYMENT FOR AWARD OF BID SHALL BE BY CASH OR CASHIERS CHECK SUBMITTED WITHIN TWO (2) CALENDAR DAYS OF NOTIFICATION OF THE ACCEPTANCE OF BID.
6. IF THE TERMS AND CONDITIONS ARE NOT MET BY THE SUCCESSFUL BIDDER, THE NEXT HIGHEST BID WILL BE ACCEPTED, SUCH BIDDER IS THEN SUBJECT TO ALL THE TERMS AND CONDITIONS.
7. NON-MEMBERS MAY BID.
8. ALL BIDS MUST MEET MEMBERSHIP REQUIREMENTS AS ESTABLISHED BY THE BYLAWS OF TAHOE TIMBER TRAILS ASSOCIATION, INC.

# COPY

Recording Requested By,  
And When Recorded Return to:

Ethan J. Bimberg, Esq.  
Porter Simon, PC  
40200 Truckee Airport Rd., Ste. 1  
Truckee, CA 96161

Nevada County Recorder  
Natalie Adona  
Document#: 20230004727  
Thursday April 13 2023, at 12:15:48 PM  
Rec Fee:\$21.00 CCF:\$1.00 CC:\$75.00  
Paid: \$97.00 KP

APN: 920-005-014-000

ABOVE SPACE FOR RECORDER'S USE

## NOTICE OF SALE

YOU ARE IN DEFAULT OF THE PAYMENT OF ASSESSMENTS LEVIED BY TAHOE TIMBER TRAILS ASSOCIATION, UNDER A NOTICE OF DELINQUENT ASSESSMENT RECORDED IN THE OFFICIAL RECORDS OF THE NEVADA COUNTY RECORDER'S OFFICE ON OCTOBER 11, 2022, AS DOCUMENT NUMBER 20220020136. 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 the membership and the right to exclusive occupancy to Site Number E-14 at 16021 Hobart Mills Road, Truckee, California 96161, Assessor's Parcel Number: 920-005-014-000, within that real property owned by TAHOE TIMBER TRAILS ASSOCIATION, located in Nevada County, California, will be sold by the trustee stated below, and at public auction located at the offices of the trustee, Tahoe Timber Trails Association:

TAHOE TIMBER TRAILS ASSOCIATION  
16021 Hobart Mills Road  
Truckee, California 96161  
Telephone: (530) 587-4023

On **Friday, June 9, 2023, at 10:30 a.m.** to the highest bidder for cash in lawful currency of the United States. If needed, more specific directions to the property or to the Association offices may be obtained by written request sent to Tahoe Timber Trails Association, 16021 Hobart Mills Road, Truckee, California 96161, within ten (10) days from the first publication of this notice.

To provide for the most possible bids and interest from prospective bidders, the foreclosure sale will be made by closed/sealed bid that must be received at the Trustee's office located at 16021 Hobart Mills Road, Truckee, California by June 8, 2023, at 5:00 p.m. The Tahoe Timber Trails Association will accept written bids starting on May 20, 2023. All bids must be in specific amounts listed in U.S. dollars and delivered to the trustee's office at the address above. Written bids provided in U.S. dollars, and received by June 8, 2023, at 5:00 p.m. Pacific Time, will be reviewed to determine the highest successful bidder on June 9, 2023, at 10:30 a.m. The highest bidder will be required to pay in cash or a cashiers' check and may be required to be pre-qualified before the auction commences.

Once identified by the trustee, the highest bidder shall have two (2) business days to provide payment in full, the failing of which shall invalidate its bid and require the trustee to contact the next highest bidder to purchase the membership interest through the foreclosure sale.

The sale will be made without covenant or warranty regarding title, possession, or encumbrances, to satisfy the obligation for delinquent assessments and penalties and in accord with the Bylaws of Tahoe Timber Trails. At the time of the initial publication of this Notice of Sale, the unpaid balance of the obligation is not less than \$22,878.20 for regular assessments and \$0.00 for special assessments. Adding these totals to the reasonably estimated costs, expenses, and fees is the sum of Twenty-Four Thousand Eight Hundred Seventy-Eight Dollars and Twenty Cents (\$24,878.20), plus any actual advances of additional costs, expenses, and fees incurred since the date of this Notice of Sale. The sale is final at the end of the closed/sealed auction process and once the trustee determines the highest bid after any qualification thresholds have been satisfied (see below). The property will be sold, and the sale will be conducted subject to 90-day right of redemption period provided under California Civil Code Section 5715(b), which commences after the sale is final.

**Please be advised that the successful bidder at the foreclosure sale must be approved for membership under the Bylaws of the Tahoe Timber Trails Association, and other governing documents applicable to membership, to become a member and to be entitled to the privileges of membership.**

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property/membership lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property (here, a membership interest and the right to exclusive occupancy). You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (530) 587-4023 or visit <https://tttrails.com/membership/> and view "Memberships for Sale." Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale.

Notice of Default and Election to Sell the membership and the right to exclusive occupancy of the

described property was recorded on Friday, December 9, 2022, as Document No. 20220024475 in accordance with the Bylaws of Tahoe Timber Trails Association.

TAHOE TIMBER TRAILS ASSOCIATION

Dated: April 12, 2023

By: [Signature]  
Michael Labahn, President

**NOTARY ACKNOWLEDGMENT**

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Nevada        )  
County of Washoe    )

On April 12, 2023, before me, Deana Smith, Notary Public, personally appeared Michael Labahn, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature] (Seal)  
NOTARY PUBLIC

Commission No.:  
My Commission Expires:



ORANGE COAST TITLE CO.

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Jessica Lomakin, Attorney  
Helen Byrens, Attorney  
Best Best & Krieger LLP, Attorneys at Law  
2855 E. Guasti Rd., Suite 400  
Ontario, CA 91761

Nevada County Recorder  
Natalie Adona  
Document#: 20230005690  
Thursday May 04 2023, at 01:28:28 PM  
Rec Fee:\$30.00 CC:\$75.00  
Paid: \$105.00  
Recorded By:CP  
15687678|1dc155ce-8dd2-4cde-9b8c-8df3832ecec0

*210-22251-ACC*

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**NOTICE OF TRUSTEE SALE**

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED.

A:本文件包含一个信息摘要

Exempt from fee per GC 27388.1 (a)  
(2); recorded concurrently in connection  
with a transfer subject to the imposition  
of documentary transfer tax

tF2AFI,F: 본 첨부 문A-1에 Qai S1(4A-17F 5,))e,LIEF

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT RECORDED AUGUST 31, 2021 AS DOCUMENT NUMBER 20210028848 IN THE OFFICIAL RECORDS OF THE NEVADA COUNTY RECORDER'S OFFICE. 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 the real property situated in Nevada County, California, known as P-14 located at 16021 Hobart Mills Road, Truckee, Nevada County, California, as further described on Exhibit A attached hereto and incorporated herein by reference. P-14 is a portion of Assessor's Parcel Number 16-100-38-000. Said P-14 will be sold AT PUBLIC AUCTION at 16021 Hobart Mills Road, Truckee, Nevada County, California on June 9, 2023 at 4:30 p.m. TO THE HIGHEST BIDDER for cash; cashier's check drawn on a state or national bank; check drawn on a state or federal credit union, savings and loan association, savings association, or savings bank specified in Financial Code §5102 and authorized to do business in California.

That sale will be conducted by the Tahoe Timber Trails Association, Trustee, whose street address is 16021 Hobart Mills Road, Truckee, California and whose telephone number is (530) 587-4023. Said sale shall be made by closed/sealed bid that must be received at the Trustee's office located at 16021 Hobart Mills Road, Truckee, California by 4:30 p.m. on June 9, 2023.

You may obtain directions to the property, by submitting a written request to the beneficiary within ten (10) days of the first publication of this Notice.

The sale will be made without covenant or warranty of title, possession, or encumbrances to satisfy the obligation secured by the deed of trust, all advances thereunder, interest provided therein, and fees, charges, and expenses of the trustee. The original sum stated in the Notice of Delinquent Assessment was \$8,820.50. The total amount of the unpaid balance of the obligation secured by the real property to be sold and the reasonably estimated costs, expenses, and advances at the time of initial publication of this notice is \$25,174.16.

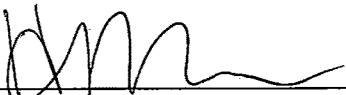
**NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. You are also encouraged to conduct due diligence to understand the Tahoe Timber Trails Association requirements before bidding and review any recorded covenants, conditions and restrictions. Please be advised that if you are the highest bidder, sale of the property and membership in the Tahoe Timber Trails Association requires successful completion of a background check before membership is confirmed.

**PLEASE BE FURTHER ADVISED** that the property being sold is subject to the right of redemption in California Civil Code Section 5715.

**NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, under Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (530) 587-4023 or visit this Internet website [www.tttrails.com](http://www.tttrails.com), using the file number assigned to this case "Memberships For Sale". Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet website. The best way to verify postponement information is to attend the scheduled sale.

The original owners incurring the delinquent assessments and the record owners of the property are Brenda Cotton and Leonard Mello.

Notice of default and election to sell the described real property under the deed of trust was recorded on January 5, 2023 as Document Number 20230000124 in the Official Records of Nevada County.

Date:  4/28/23  
Jessica K. Lomakin, Attorney  
Helen Byrens, Attorney  
For Best Best & Krieger, LLP  
Attorney for Tahoe Timber Trails Association

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles ) ss.

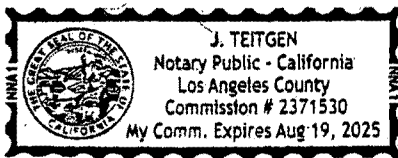
On April 28<sup>th</sup> 2023 before me, J. Teitgen, Notary Public, personally appeared Helen Byrens who proved to me on the basis of California Driver's License satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. Teitgen  
Notary Public

Seal:





**EXHIBIT "A"**  
**Legal Description**

**PARCEL A:**

All that certain lot, piece or parcel of land situate, lying, and being in the N. ½ of the N. ½ of Section 14, T. 18 N., R. 16 E., M.D.M., Nevada County, California, more particularly described as follows:

Beginning at a point on the North line of said Section 14 from which the Northwest Corner of said Section 14 bears S. 89°23'00" W. 1392.13 feet distant, and running thence, S. 00°08'32" W. 1332.00 feet to a point on the South line of the N. ½ of the N. ½ of Section 14, thence along said South line of the N. ½ of the N. ½ of Section 14, S. 89°26'36" W. 1392.11 feet to the N. 1/16 Corner between Sections 14 and 15, thence along the West line of said Section 14, through a non-tangent curve whose radius point bears S. 30°15'39" E., having a radius of 800 feet, a central angle of 09°01'39" and an arc distance of 126.05 feet to a point of reverse curve, thence, through a tangent curve concave to the Northwest having a radius of 351.38 feet, a central angle of 13°36'00" and an arc distance of 83.41 feet, thence, N. 55°10'00" E. 182.14 feet, thence, through a tangent curve concave to the Northwest having a radius of 1400 feet, a central angle of 07°10'00" and an arc distance of 175.12 feet, to the intersection with the North line of said Section 14, thence, along the North line of said Section 14, N. 89°23'00" E. 1392.13 feet to the point of beginning and containing 40.73 acres of land more or less.

A.P.N.: 16-100-36-000

**PARCEL B:**

All that, certain lot, piece or parcel of land situate, lying and being a portion of the North half of the North half of Section 14, Township 18 North, Range 16 East, M.D.M., Nevada County, California, more particularly described as follows:

Beginning at the Northeast corner of Section 14, Township 18 North, Range 16 East, M.D.M., and running thence South 00°28'32" West, 1336.06 feet along section line to the North 1/16 corner between Sections 13 and 14; thence South 89°26'36" West 2811.02 feet along the South line of the North half of the North half of Section 14; thence North 0°00'00" East 463.00 feet, thence North 90°00'00" East 1550.00 feet; thence North 0°00'00" East 886.63 feet to a point on the North line of said Section 14; thence North 89°23'00" East 1272.04 feet, to point of beginning.

A.P.N.: 16-100-37-000

**PARCEL C:**

A portion of the North Half of the North Half (N ½ of N ½) of Section 14, Township 18 North, Range 16 East, M.D.M. Nevada County, California, more particularly described as follows:

Beginning at a point on the North line of said Section 14 from which point of beginning the Northwest corner of said Section 14, Township 18 North, Range 16 East, M.D.M. bears South 89°23'00" West 1392.13 feet distant and running thence South 00°08'32" West 1332.00 feet to point on the South line of the North half of the North half of said Section 14; thence North 89°26'36" East 950.00 feet along said South line; thence

North 0°0'0" East 886.63 feet; thence North 90°00'00" East 1550.00 feet; thence North 0°0'0" East 886.63 feet to a point on the North line of Section 14; thence South 89°23'00" West 2496.80 feet to the point of beginning, as shown upon the Record of Survey filed in the Office of the County Recorder of the County of Nevada, State of California, on October 10, 1974; in book 5 of Surveys, at page 166.

A.P.N.: 16-100-38-000