



2025 Trustee Auction The Cliff Club at Snowbird Home Owner's Association

This years' sale is scheduled as follows:

DATE AND TIME:

Friday, May30th, 2025

12:30 P.M. - MST

LOCATION:

Scott M. Matheson Courthouse

Courthouse Rotunda

450 South State Street

Salt Lake City, UT

(south side lawn terrace)

WHAT IS THE "TRUSTEE SALE": The Trustee Sale is the foreclosure, by the Owners' Association, on owned units resulting from a failure to pay operational assessments (i.e. Maintenance, Lock-out, Late Payment Fees, etc.) owed to the Association. This is done in accordance with the Covenants, Conditions, and Restrictions of the Association, and Utah State Laws. Units are auctioned for a minimum bid of what is owed to the Association. The debt owed on units listed may be paid at any time prior to the auction, resulting in their removal from the list.

METHOD OF SALE: Public auction - Units sold to highest bidder

STARTING BID: This will be determined at the time of auction based upon the amount(s) owed. It is estimated that some ownerships will be sold at auction for as low as \$100.00 per ownership share.

METHOD OF PAYMENT: Credit card, cashier's checks, or money orders are accepted. There will be time allowed after the sale to have cashier's checks prepared. Have cashier's checks made payable to the order of Cliff Club Owners' Association.

BIDDING INFORMATION IF YOU CANNOT ATTEND: You may designate an agent to be present for you. Your agent should know in which name(s) and how the new deed(s) should be recorded.

RECORDING DEEDS: If you should purchase a unit(s), Cliff Club Owners' Association will have the new deed(s) prepared and recorded with the Salt Lake County Recorder's office for \$50.00 per week/unit and subsequently mail the recorded deeds to each owner after a copy has been made for the Cliff Club's records. Please be prepared to give directive on how you wish title to be conveyed.

Once you purchase a unit at the sale, it will be cleared of any outstanding Cliff Club Owners' Association lien and maintenance fee balances due.

If you have any further questions regarding the sale, please visit www.thecliffclub.net or email us at cliffclubservices@snowbird.com

the cliff club



Property Overview

The Cliff Club is an up-scale timeshare property located within The Cliff Lodge at Snowbird Ski & Summer Resort, Snowbird, Utah. The Cliff Club features 54 - 2 bedroom condominium, triple-lock off, units with outstanding views of the surrounding Wasatch Mountains, ski-in/ski-out capability, access to the world-class Cliff Spa, and over 500 inches of light, fluffy snow annually. Ownerships may be purchased in one of four seasons: Silver, Gold, Platinum or Platinum Plus and one of two unit types: Crest or Pinnacle. More information is available below on the specific seasons of ownership at The Cliff Club.

The Cliff Club's floating week and floating unit concept offers flexibility over the traditional fixed week and fixed unit timeshare concept. Reservations are made each year 12-months in advance of the season of ownership. The increased demand for holiday periods has caused the Platinum and Silver seasons to be further subdivided into Reservation Priority Groups to increase an owners opportunity of reserving a high demand period during their given priority year.

*The Reservation Priority Group for 2026-27 is B C D A

*Reservations for the 2025-26 year have already been booked.

*Once a unit is purchased a welcome letter will be sent to the address on file. This will include information on how to book your week reservation for the first year of usage.

Snowbird Ski & Summer Resort includes the finest facilities the skiing world has to offer combined with an unparalleled accessibility to a major metropolitan city and international airport. Snowbird has also fostered a reputation for its environmental stewardship, for which it also has been awarded numerous prestigious awards. This has been Dick Bass' vision. He once said "My underlying dream for Snowbird is the creation of a year-round resort, which respects and complements the beauty and inspiration of this natural setting – a place dedicated to increasing human understanding through the enhancement of body, mind and spirit."

For more information on vacation ownership opportunities
please visit our website at www.thecliffclub.net

Seasons

Gold

The Gold Season runs from mid-June through the first of October. It includes weeks 24-39. Reservations for the Gold season are taken each June beginning the second Monday of that month.

Silver

The Silver Season runs from the beginning of October through November and mid-April through the first of June. It includes weeks 40-47 and 16-23. Reservations for the Silver season are taken each September beginning the second Monday of that month.

Notice: Due to variable spring conditions, including unseasonably warm temperatures causing rapid snow melt, Snowbird may be forced to close runs and lifts at any time. While Snowbird makes every effort to maintain ski out/ski in service to the Cliff Lodge via Chickadee chair lift, Snowbird may be forced to close the Chickadee lift and run due to low snow and/or dangerous conditions.

Platinum & Platinum Plus

The Platinum Season runs from the beginning of December to mid-April. It includes weeks 48-50 and 1-15. Reservations for the Platinum season occur every November and begin on the Second Monday of that month.

A Platinum Plus ownership offers all the benefits of a Platinum with the Plus of a GUARANTEED week. Owners of these seasons purchase the rights to either the week including Christmas or the week including the New Year. A Platinum Plus owner may choose, each year, to reserve a week in the Platinum season but in doing so must give up the rights to their guaranteed week.

For more information please refer to the reservation policies on www.thecliffclub.net or contact Owner Services.



Room Type Overview

The Cliff Club is an up-scale timeshare property located in Snowbird, Utah. The Cliff Club features 54 - 2 bedroom condominium, triple-lock off, units with outstanding views of the surrounding Wasatch Mountains, ski-in/ski-out capability, access to the world-class Cliff Spa, and over 500 inches of light, fluffy snow annually. Ownerships may be purchased in one of four seasons: Silver, Gold, Platinum or Platinum Plus and one of two unit types: Crest or Pinnacle.

The triple-lock off capabilities of an ownership at The Cliff Club give the owner expanded vacation opportunities. The owner may choose to place portions of their ownership unit in an exchange program or a rental program if their needs do not require use of their entire ownership.

Pinnacle Condominium

A Pinnacle Condominium consists of two bedrooms, and great room providing 1,682 Sq. Ft. of living space with accommodations for up to 10 persons. Each bedroom provides a king bed, as well as a queen size American Leather sofa bed. The 541 Sq. Ft. great room offers an excellent gathering place after a day of activities and provides an additional sofa bed.

Pinnacle Features:

- Washer/Dryer in Master Bedroom
- 3 baths
- 3 televisions w/cable programming
- 4 person hot tub on a private balcony
- Dining area
- Electronic locking safes
- Full kitchen featuring:
 - Refrigerator
 - Microwave
 - Dishwasher
 - Stove w/Oven
 - Coffee Maker
 - Island w/addtl. seating

Crest Condominium

A Crest Condominium consists of two bedrooms, and living room providing 1,464 Sq. Ft. of living space with accommodations for up to 10 persons. Each bedroom provides a king bed, as well as a queen size American Leather sofa bed. The 387 Sq. Ft. great room offers a comfortable gathering place after a day of activities and provides another sofa bed.

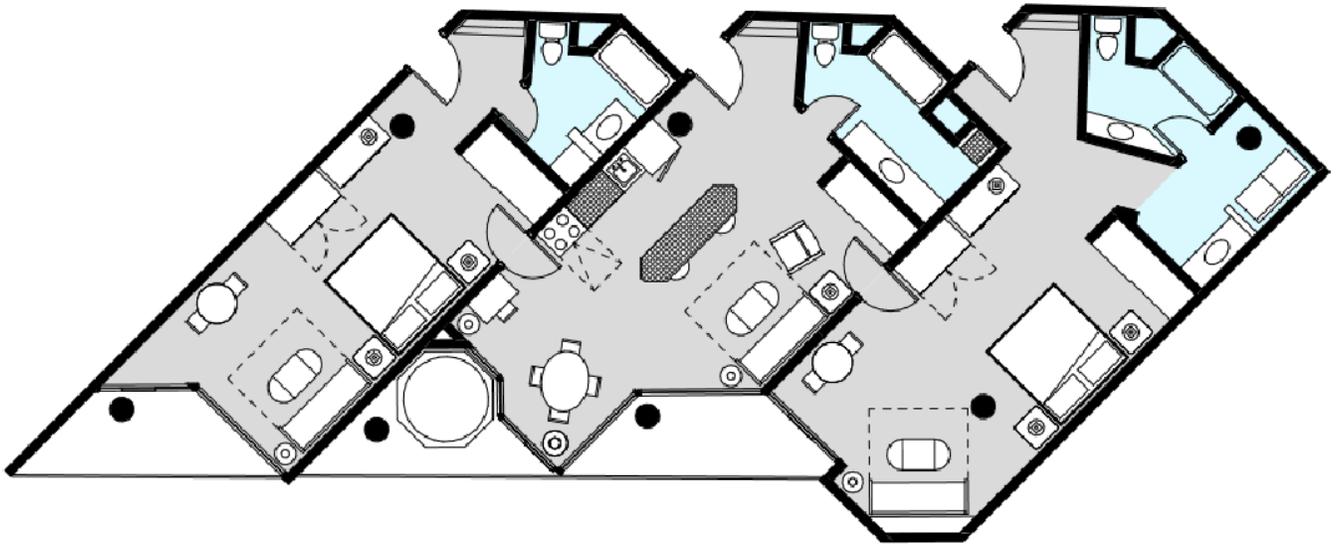
Crest Features:

- 3 baths
- 3 televisions w/cable programming
- 2 person hot tub on a private balcony
- Dining area
- Electronic locking safes
- Full kitchen featuring:
 - Refrigerator
 - Microwave
 - Dishwasher
 - Stove w/Oven
 - Coffee Maker

Pinnacle

1,682 Square Feet
2 Bedrooms
3 Bathrooms
Full Kitchen
4 Person Whirlpool Hot Tub
Washer / Dryer

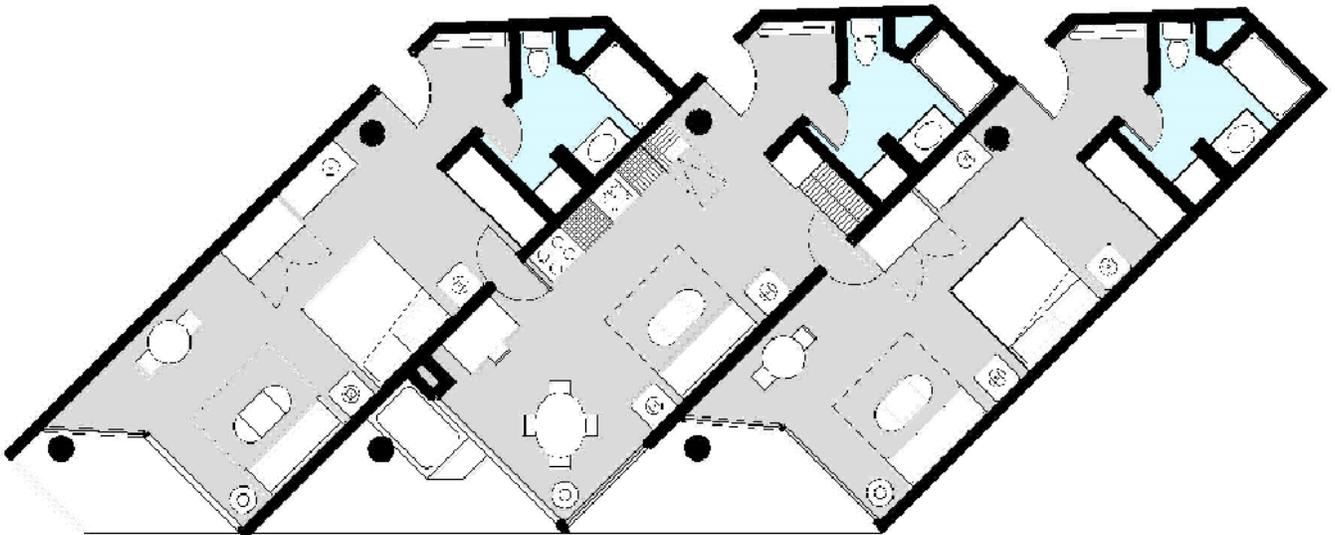
Private Balconies
Triple Lock-Out
Designer Furnishings
TV in each room.
Accommodations for up to 10 people.



Crest

1,464 Square Feet
2 Bedrooms
3 Bathrooms
Full Kitchen
2 Person Whirlpool Hot Tub

Private Balconies
Triple Lock-Out
Designer Furnishings
TV in each room.
Accommodations for up to 10 people.



PLATINUM					
Inventory #		Type	Season	Usage	RPG
101-103-105	9	Crest	Winter	Odd Year Occupancy	B
101-103-105	4	Crest	Winter	Odd Year Occupancy	D
708-710-712	3	Crest	Winter	Every Year Occupancy	B
907-909-911	12	Crest	Winter	Every Year Occupancy	B
501-503-505	13	Crest	Winter	Every Year Occupancy	A
113-115-117	8	Pinnacle	Winter	Every Year Occupancy	A
302-304-306	10	Pinnacle	Winter	Every Year Occupancy	B

GOLD					
Inventory #		Type	Season	Usage	RPG
107-109-111	26	Crest	Summer	Even Year Occupancy	N/A
107-109-111	32	Crest	Summer	Even Year Occupancy	N/A
208-210-212	25	Crest	Summer	Even Year Occupancy	N/A
108-110-112	29	Crest	Summer	Even Year Occupancy	N/A
101-103-105	38	Crest	Summer	Even Year Occupancy	N/A
208-210-212	39	Crest	Summer	Even Year Occupancy	N/A
208-210-212	30	Crest	Summer	Even Year Occupancy	N/A
107-109-111	37	Crest	Summer	Even Year Occupancy	N/A
202-204-206	37	Pinnacle	Summer	Even Year Occupancy	N/A
313-315-317	27	Pinnacle	Summer	Even Year Occupancy	N/A
202-204-206	30	Pinnacle	Summer	Even Year Occupancy	N/A

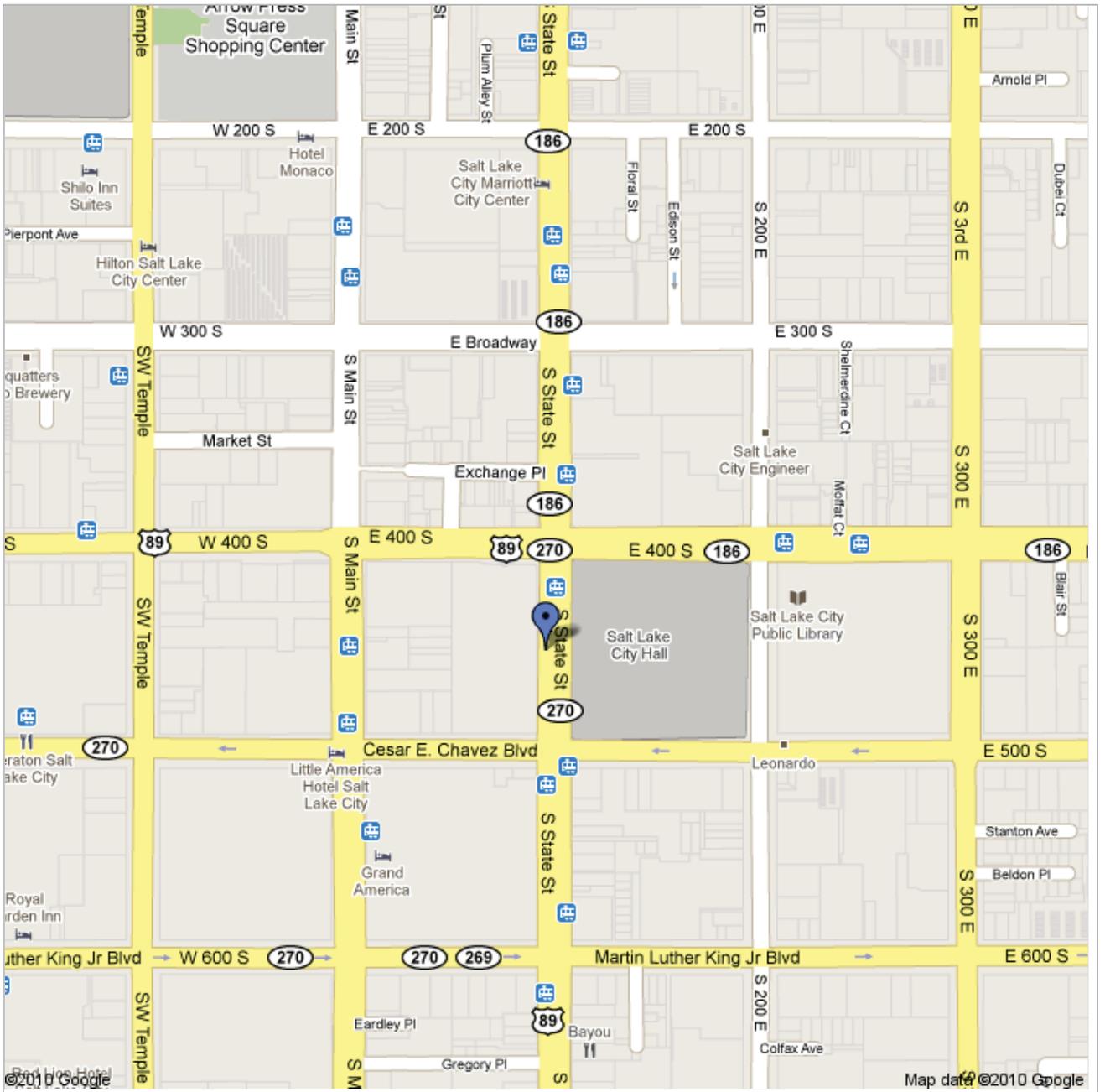
101-103-105	38	Crest	Summer	Odd Year Occupancy	N/A
108-110-112	32	Crest	Summer	Odd Year Occupancy	N/A
207-209-211	28	Crest	Summer	Odd Year Occupancy	N/A
114-116-118	34	Crest	Summer	Odd Year Occupancy	N/A
102-104-106	28	Pinnacle	Summer	Odd Year Occupancy	N/A
113-115-117	30	Pinnacle	Summer	Odd Year Occupancy	N/A
202-204-206	29	Pinnacle	Summer	Odd Year Occupancy	N/A

714-716-718	39	Crest	Summer	Every Year Occupancy	N/A
408-410-412	39	Crest	Summer	Every Year Occupancy	N/A
414-416-418	37	Crest	Summer	Every Year Occupancy	N/A
708-710-712	34	Crest	Summer	Every Year Occupancy	N/A
801-803-805	27	Crest	Summer	Every Year Occupancy	N/A
508-510-512	39	Crest	Summer	Every Year Occupancy	N/A
601-603-605	32	Crest	Summer	Every Year Occupancy	N/A
801-803-805	31	Crest	Summer	Every Year Occupancy	N/A
613-615-617	37	Pinnacle	Summer	Every Year Occupancy	N/A
813-815-817	26	Pinnacle	Summer	Every Year Occupancy	N/A
802-804-806	37	Pinnacle	Summer	Every Year Occupancy	N/A
813-815-817	29	Pinnacle	Summer	Every Year Occupancy	N/A
713-715-717	30	Pinnacle	Summer	Every Year Occupancy	N/A

SILVER					
Inventory #		Type	Season	Usage	RPG
408-410-412	40	Crest	Spring/Fall	Every Year Occupancy	D
408-410-412	23	Crest	Spring/Fall	Every Year Occupancy	A
301-303-305	19	Crest	Spring/Fall	Every Year Occupancy	C
901-903-905	47	Crest	Spring/Fall	Every Year Occupancy	B
701-703-705	47	Crest	Spring/Fall	Every Year Occupancy	A
907-909-911	18	Crest	Spring/Fall	Every Year Occupancy	B
901-903-905	41	Crest	Spring/Fall	Every Year Occupancy	A
201-203-205	22	Crest	Spring/Fall	Every Year Occupancy	C

702-704-706	17	Pinnacle	Spring/Fall	Every Year Occupancy	B
402-404-406	42	Pinnacle	Spring/Fall	Every Year Occupancy	A
613-615-617	22	Pinnacle	Spring/Fall	Every Year Occupancy	A
413-415-417	16	Pinnacle	Spring/Fall	Every Year Occupancy	A
702-704-706	21	Pinnacle	Spring/Fall	Every Year Occupancy	A
402-404-406	23	Pinnacle	Spring/Fall	Every Year Occupancy	C
302-304-306	19	Pinnacle	Spring/Fall	Every Year Occupancy	A
208-210-212	20	Crest	Spring/Fall	Even Year Occupancy	A
314-316-318	41	Crest	Spring/Fall	Even Year Occupancy	A
108-110-112	46	Crest	Spring/Fall	Even Year Occupancy	C
107-109-111	17	Crest	Spring/Fall	Even Year Occupancy	A
213-215-217	43	Pinnacle	Spring/Fall	Even Year Occupancy	C
207-209-211	43	Crest	Spring/Fall	Odd Year Occupancy	D
214-216-218	17	Crest	Spring/Fall	Odd Year Occupancy	D
208-210-212	41	Crest	Spring/Fall	Odd Year Occupancy	B
213-215-217	46	Pinnacle	Spring/Fall	Odd Year Occupancy	B

*** The RPG or Reservation Priority Group for 2026-27 is B C D A



Scott M. Matheson

 450 S. State Street
Salt Lake City, UT