



2026 Trustee Auction

The Cliff Club at Snowbird
Home Owner's Association

This years' sale is scheduled as follows:

DATE AND TIME:

Friday, May 22nd, 2026

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 upscale timeshare property located within The Cliff Lodge at Snowbird Ski & Summer Resort, Snowbird, Utah. The Cliff Club features 54 two-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 4 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 (RPG) order for 2027-28 is C D A B.
- * Reservations for the 2026-27 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 upscale timeshare property located in Snowbird, Utah. The Cliff Club features 54 two-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. 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.

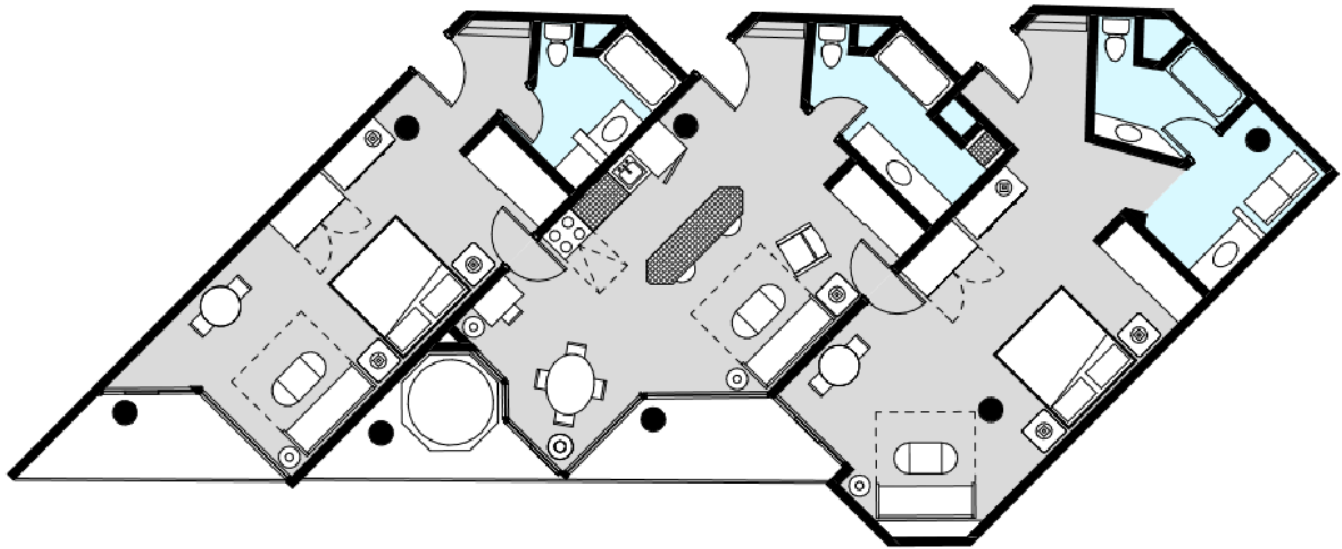
Crest Features:

- 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

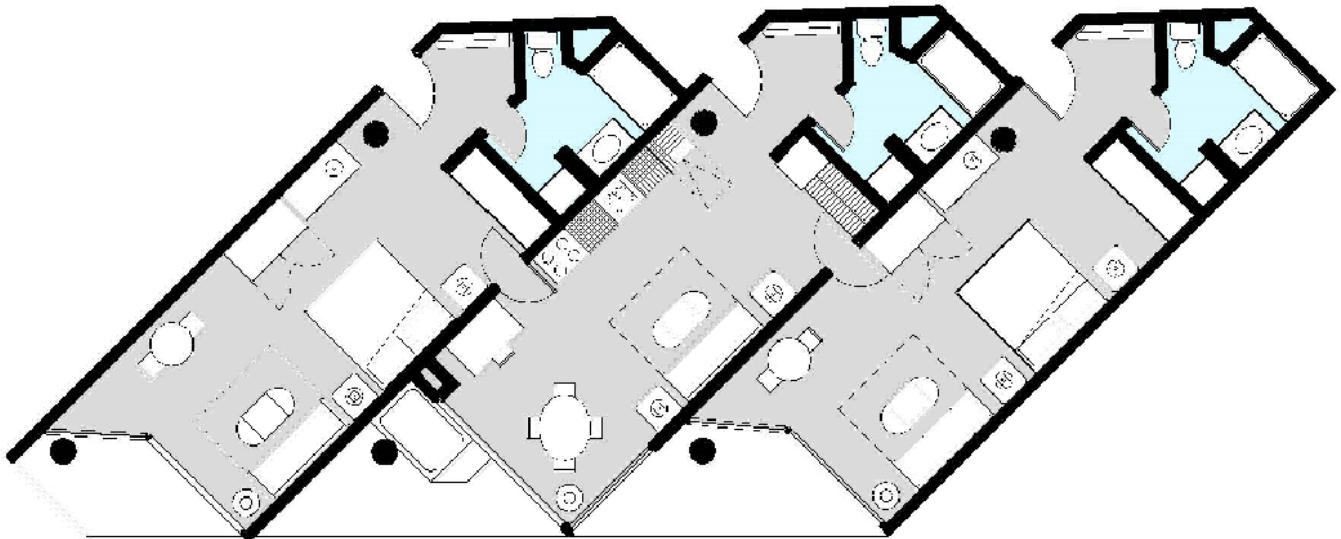
Private Balconies
Triple Lock-Out
Designer Furnishings
TV in each room.
Accommodations for up to 10 people



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
807-809-811	5	Crest	Winter	Every Year Occupancy	A
214-216-218	2	Crest	Winter	Every Year Occupancy	D
808-810-812	8	Crest	Winter	Every Year Occupancy	B
402-404-406	10	Pinnacle	Winter	Every Year Occupancy	D
413-415-417	3	Pinnacle	Winter	Every Year Occupancy	A

107-109-111	8	Crest	Winter	Odd Year Occupancy	D
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GOLD					
Inventory #		Type	Season	Usage	RPG
308-310-312	34	Crest	Summer	Every Year Occupancy	N/A
901-903-905	35	Crest	Summer	Every Year Occupancy	N/A
707-709-711	39	Crest	Summer	Every Year Occupancy	N/A
314-316-318	31	Crest	Summer	Every Year Occupancy	N/A
608-610-612	36	Crest	Summer	Every Year Occupancy	N/A
901-903-905	33	Crest	Summer	Every Year Occupancy	N/A
408-410-412	35	Crest	Summer	Every Year Occupancy	N/A
901-903-905	24	Crest	Summer	Every Year Occupancy	N/A
701-703-705	39	Crest	Summer	Every Year Occupancy	N/A
701-703-705	24	Crest	Summer	Every Year Occupancy	N/A
507-509-511	26	Crest	Summer	Every Year Occupancy	N/A
908-910-912	29	Crest	Summer	Every Year Occupancy	N/A

301-303-305	39	Crest	Summer	Even Year Occupancy	N/A
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201-203-205	39	Crest	Summer	Odd Year Occupancy	N/A
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802-804-806	32	Pinnacle	Summer	Every Year Occupancy	N/A
813-815-817	27	Pinnacle	Summer	Every Year Occupancy	N/A
413-415-417	39	Pinnacle	Summer	Every Year Occupancy	N/A
702-704-706	38	Pinnacle	Summer	Every Year Occupancy	N/A
913-915-917	26	Pinnacle	Summer	Every Year Occupancy	N/A
802-804-806	30	Pinnacle	Summer	Every Year Occupancy	N/A
913-915-917	35	Pinnacle	Summer	Every Year Occupancy	N/A
713-715-717	34	Pinnacle	Summer	Every Year Occupancy	N/A
813-815-817	39	Pinnacle	Summer	Every Year Occupancy	N/A
713-715-717	33	Pinnacle	Summer	Every Year Occupancy	N/A

102-104-106	31	Pinnacle	Summer	Even Year Occupancy	N/A
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202-204-206	32	Pinnacle	Summer	Odd Year Occupancy	N/A
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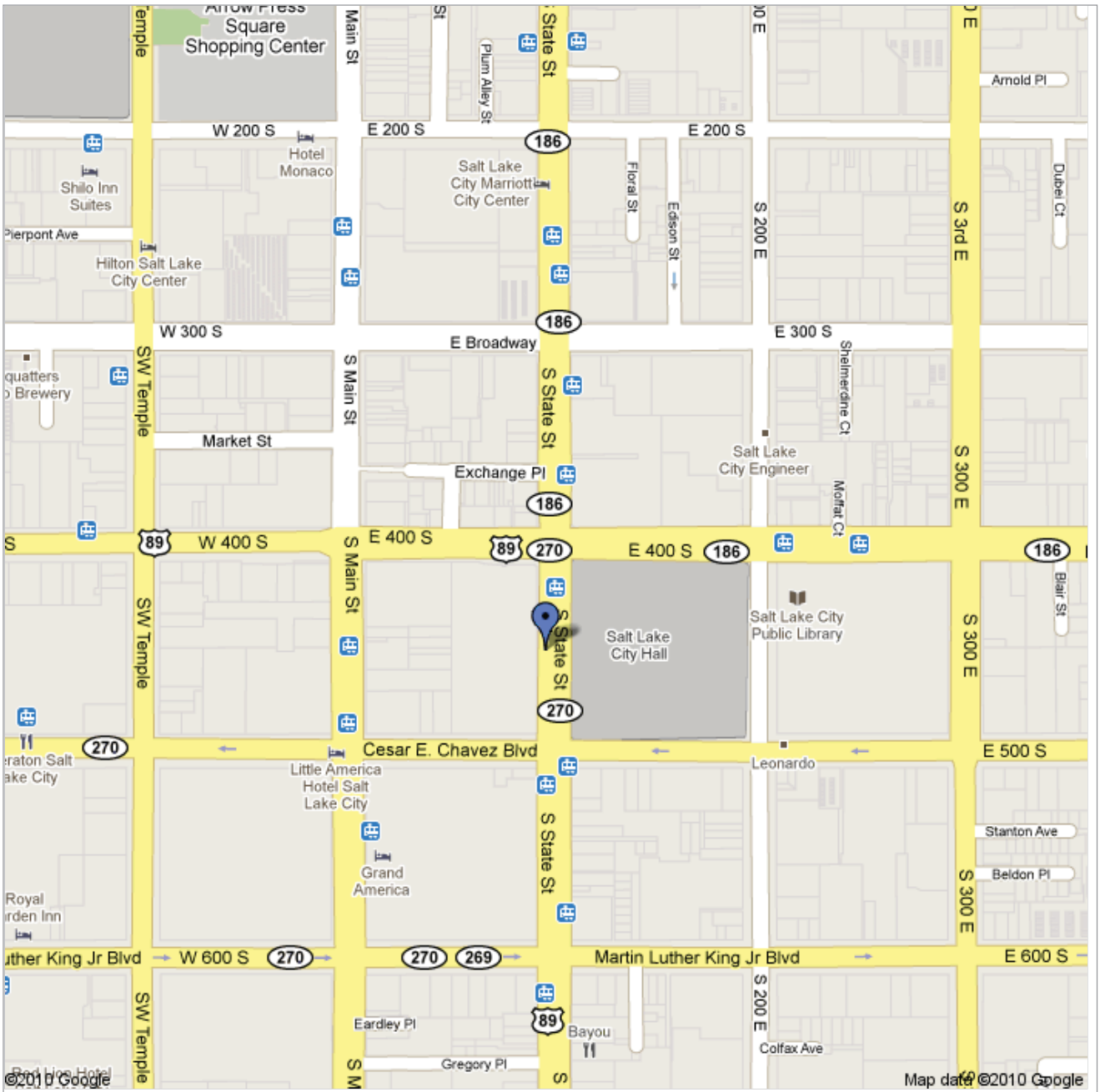
SILVER					
Inventory #		Type	Season	Usage	RPG
807-809-811	47	Crest	Spring/Fall	Every Year Occupancy	C
401-403-405	43	Crest	Spring/Fall	Every Year Occupancy	D
307-309-311	41	Crest	Spring/Fall	Every Year Occupancy	C
701-703-705	17	Crest	Spring/Fall	Every Year Occupancy	C
714-716-718	20	Crest	Spring/Fall	Every Year Occupancy	A
607-609-611	19	Crest	Spring/Fall	Every Year Occupancy	B
408-410-412	46	Crest	Spring/Fall	Every Year Occupancy	D
307-309-311	17	Crest	Spring/Fall	Every Year Occupancy	B
814-816-818	16	Crest	Spring/Fall	Every Year Occupancy	C

308-310-312	22	Crest	Silver	Even Year Occupancy	A
308-310-312	21	Crest	Silver	Odd Year Occupancy	D
308-310-312	47	Crest	Silver	Odd Year Occupancy	B


813-815-817	43	Pinnacle	Silver	Every Year Occupancy	D
513-515-517	18	Pinnacle	Silver	Every Year Occupancy	C
602-604-606	21	Pinnacle	Silver	Every Year Occupancy	D
713-715-717	44	Pinnacle	Silver	Every Year Occupancy	A

102-104-106	21	Pinnacle	Silver	Odd Year Occupancy	D
102-104-106	47	Pinnacle	Silver	Odd Year Occupancy	B

***** The Reservation Priority Group (RPG) order for 2027-28 is C D A B**



Scott M. Matheson

 450 S. State Street
Salt Lake City, UT