

DOUGLAS COUNTY, NV **2023-1001272**
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WILSON TITLE SERVICES
SHAWNYNE GARREN, RECORDER

APN: 1319-30-712-001

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.: 80002263
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.**

Lien information is shown on Exhibit "A" attached hereto and made a part hereof.

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 October 9, 2023, 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 recorded on November 5, 1997, as Instrument 045591, in the Official Records of Douglas County, Nevada, 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:

Ridge Pointe 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 the date(s) **shown on Exhibit "A"** as Recorder's Instrument(s) **as shown on Exhibit "A"** in the Official Records of Douglas County, Nevada.

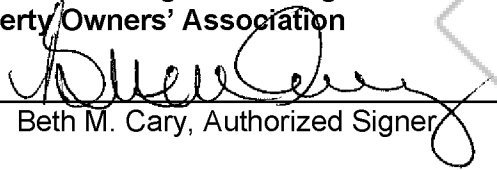
The time share interests covered here in for payment of these respective claims is all that certain real property situated in the County of Douglas, State of Nevada, and more particularly described in **Exhibit "B"** attached hereto.

The Property Address is 415 Tramway Drive, Stateline, NV 89449

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: October 9, 2023

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


BY: 
Beth M. Cary, Authorized Signer

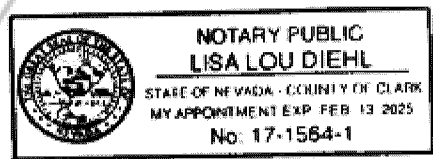
STATE OF Nevada

COUNTY OF Clark

On October 9, 2023, 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



NOTARY PUBLIC
LISA LOU DIEHL
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP FEB 13 2025
NO: 17-1564-1

Exhibit "A"
Schedule of Timeshare Interests

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	Lien Recording	Recording Date	Default Amount
6752807	David R Boutelle and Aaron W Nelson	1600518A	005	Annual	2022-987427	7/15/2022	\$4,122.63
6751938	Joyce E Brown	1602505A	025	Annual	2022-987422	7/15/2022	\$4,916.73
6753001	Michael Cutler, Estelle Cutler, April Lazzaro and Darin Lazzaro	1600638C	006	Even	2022-987504	7/15/2022	\$12,997.77
6751567	Norma Delaney	1602320A	023	Annual	2022-987418	7/15/2022	\$3,179.48
6743604	William G Doan and Phyllis J Doan	1601047B	010	Odd	2022-987443	7/15/2022	\$1,641.01
6751027	David C Fussel and Kathleen A Fussel	1602112C	021	Even	2022-987475	7/15/2022	\$15,714.05
6751785	Mary R Hightower and Edwin S Covington Jr	1602415A	024	Annual	2022-987419	7/15/2022	\$31,882.45
6753000	Margaret S Jones and James A Jones	1600638B	006	Odd	2022-987503	7/15/2022	\$1,490.44
6749924	Lewis H Keeney and Julia A Keeny	1601821C	018	Even	2022-987462	7/15/2022	\$1,994.87
6738889	Mary Jo La Joie and John L La Joie	1600805A	008	Annual	2022-987408	7/15/2022	\$4,916.73
6746804	Jocelyn B Markley, Linda M Greer and Glenn L Markley	1601301B	013	Odd	2022-987448	7/15/2022	\$1,641.01
6752625	Barbara A Miller Trustee u/a/d 4/1/1999	1600247B	002	Odd	2022-987495	7/15/2022	\$1,657.44
6748972	Della Marie Monroe, Howard J Miller and Denise Chapin Haro	1601720A	017	Annual	2022-987416	7/15/2022	\$3,179.48

6751975	LeRoy D Odden Trustee u/a/d 7/20/1993	1602543C	025	Even	2022-987489	7/15/2022	\$3,275.68
6751136	Johnathan D Paul and Jennifer J Paul	1602216A	022	Annual	2022-987417	7/15/2022	\$25,771.46
6739075	Phillip G Reif and Elizabeth Reif	1600811B	008	Odd	2022-987438	7/15/2022	\$1,641.01
6746613	Carolyn King Rogers	1601228C	012	Even	2022-987446	7/15/2022	\$3,275.68
6742728	Gloria D Samuels and Detlev G Krauskopf, Wife and Husband as Joint Tenants with Right of	1601042C	010	Even	2022-987442	7/15/2022	\$3,273.98
6747528	John Joseph Sodaro and Joanne F Sodaro	1601433C	014	Even	2022-987454	7/15/2022	\$15,854.89
6751369	William L Stugart and Melba Stugart	1602245B	022	Odd	2022-987483	7/15/2022	\$1,641.01
6753021	Susuma Takabayashi and Sharon Y Takabayashi	1600715B	007	Odd	2022-987506	7/15/1022	\$1,641.01
6753033	Raymond S Terheyden and Leslie Ann Terheyden	1600733A	007	Annual	2022-987434	7/15/2022	\$4,916.73
6750733	Elmer S Thomas and Salina Ignacio Husband and Wife as Joint Tenants with Right of Survivorship	1602040C	020	Even	2022-987434	7/15/2022	\$3,291.48
6751778	Larry E Wigley Larry E Wigley and Evangeline S Wigley	1602350B	023	Odd	2022-987487	7/15/2022	\$10,825.86
6752570	Jeffrey R Williams and Judith E Williams	1600210C	002	Even	2022-987494	7/15/2022	\$3,275.68

EXHIBIT "B"
LEGAL DESCRIPTION
Ridge Pointe (Lot 160)

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

That certain timeshare estate, as said timeshare estate is defined in the Declaration of Timeshare Covenants, Conditions and restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration") each timeshare estate is comprised of

For Annual Interests:

One (1) undivided 1/51st interest as tenants in common, with each interest having a 1/51st interest in and to that certain real property and improvements as follows:

An undivided 1/1326th interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property de-scribed as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

For BiAnnual Interests:

One (1) undivided 1/102nd interest as tenants in common, with each interest having a 1/102nd interest in and to that certain real property and improvements as follows:

An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property de-scribed as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180

feet, a central angle of $18^{\circ}23'51''$, an arc length of 57.80 feet, the chord of said curve bears North $60^{\circ}39'00''$ East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in See Exhibit "A" numbered year in accordance with said Declaration.

As shown with Interval Id # <See Exhibit A>

A Portion of APN: 1319-30-712-001

