

DOUGLAS COUNTY, NV

2023-1001450

Rec:\$40.00

\$40.00 Pgs=5

10/16/2023 09:45 AM

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

APN: 1319-30-519-<see exhibit A>

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.: 80002361 & 80002362

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 RIDGEVIEW PROPERTY OWNERS' ASSOCIATION and recorded on **Exhibit "A"** as Recorders Instrument **Exhibit "A"** in the Official Records of Douglas County, Nevada, and pursuant to the Notice of Default and Election to Sell thereunder recorded on **7/24/2023** as Instrument No. **2023-998798** 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 Tuesday, November 7, 2023 at 3:00pm
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 415 Tramway Drive, Stateline, NV 89449**

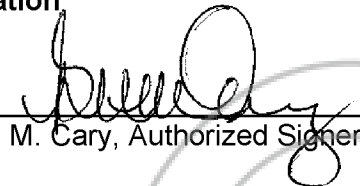
Said sale will be made without covenant or warranty, express or implied, as to title possession or encumbrances to satisfy the unpaid balance due on the Claim(s) of Lien for Delinquent Assessment, as shown on Exhibit "A", plus may include accrued interest thereon, the estimated costs, expenses and advances 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: 10/18/2023, 10/25/2023 and 11/1/2023
Dated: 10/9/2023

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

BY: 
Beth M. Cary, Authorized Signer

STATE OF Nevada
COUNTY OF Clark

On 10/9/2023, 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

Lisa Lou Diehl
My Commission Expires 02/13/2025

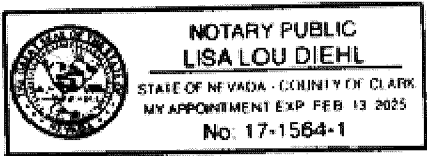


EXHIBIT "B"
LEGAL DESCRIPTION
Ridge View (Lot 50)

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 Ridgeview. recorded December 21, 1984 in Book 1284, Page 1993, as Document No. 111558 of the Official Records, Douglas County, as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), which timeshare estate comprised of:

Parcel 1:

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:

- (A) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.
- (B) Unit No. See Exhibit A as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.

Parcel 2:

A non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

Parcel 3:

The exclusive right to use said condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above during one "use week" within the "See Exhibit A use season" as said quoted terms are defined in the Declaration of Covenants, Conditions and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".

A Portion of APN: 1319-30-519-See Exhibit A

As shown with Interval Id # See Exhibit A

EXHIBIT "A"
SCHEDULE OF TIMESHARE OWNERSHIP INTERESTS

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	Season	Last three (3) digits APN	Lien Recording	Recording Date	Default Amount
6745766	Steven W. Brown and Barbara J. Brown	5000519A	005	Annual	Swing	005	2022-987341	7/14/2022	\$4,640.90
6746372	William F. Horne and Dorothy E. Horne	5000703A	007	Annual	Summer	007	2022-987343	7/14/2022	\$4,640.90
6747244	Michael S. Abbott and Pamela Sue Abbott	5001034A	010	Annual	Winter	010	2022-987349	7/14/2022	\$4,640.90
6747247	George W. Schutz and Barbara Schutz	5001041A	010	Annual	Winter	010	2022-987350	7/14/2022	\$3,405.78
6747400	Echung Chen and Ning Chen	5001128A	011	Annual	Swing	011	2022-987351	7/14/2022	\$4,640.90
6748889	Frank J. Molinaro Jr. and Janet C. Molinaro	5001808A	018	Annual	Summer	018	2022-987361	7/14/2022	\$4,640.90
6749521	Wexford Financial, Inc.	5002212A	022	Annual	Summer	022	2022-987367	7/14/2022	\$4,640.90
6749549	Gary Boynton and Angela T. Gruppie	5002240A	022	Annual	Winter	022	2022-987368	7/14/2022	\$5,434.69
6757913	Stanley Jirovsky	5000917A	009	Annual	Summer	009	2022-987375	7/14/2022	\$4,640.90
6764315	Michael Danna	5001511A	015	Annual	Summer	015	2022-987376	7/14/2022	\$4,640.90
6749920	Mary Patricia Berg	5000140A	001	Annual	Winter	001	2022-987369	7/14/2022	\$4,640.90
6750054	Mary Patricia Berg	5002334A	023	Annual	Winter	023	2022-987372	7/14/2022	\$4,640.90

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	Season	Last three (3) digits APN	Lien Recording	Recording Date	Estimated opening bid
6746909	The Heirs and devisees of Ken D. Rose	5000940A	009	Annual	Winter	009	2022-987347	7/14/2022	\$3,485.84
6747552	The Heirs and devisees of George Duer and Mary Duer	5001249A	012	Annual	Winter	012	2022-987352	7/14/2022	\$3,485.84
6747643	The Heirs and devisees of Lavelle Hepler and Candice Lee Tanis	5001345A	013	Annual	Winter	013	2022-987354	7/14/2022	\$4,640.90
6747644	The Heirs and devisees of John R. Obana	5001347A	013	Annual	Winter	013	2022-987355	7/14/2022	\$2,354.38
6748269	James H. Blackwell and Penny S. Blackwell	5001611A	016	Annual	Summer	016	2022-987357	7/14/2022	\$4,640.90
6748885	The Heirs and devisees of David K. Duer and Joann M. Duer	5001749A	017	Annual	Winter	017	2022-987360	7/14/2022	\$2,983.76
6749173	Jimmie L. Little and Carolyn J. Little	5001835A	018	Annual	Winter	018	2022-987363	7/14/2022	\$4,640.90
6750144	The Heirs and devisees of Karl J. Porter	5000139A	001	Annual	Winter	001	2022-987373	7/14/2022	\$2,983.76