

DOUGLAS COUNTY, NV

2023-1003025

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\$40.00

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12/08/2023 01:22 PM

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

APN: 1319-30-712-001

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.: RPPOA-MNT-DEC 2023

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 RIDGE POINTE 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 **10/9/2023** as Instrument No. **2023-1001272** 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 Friday, December 29, 2023 @ 10:00 am
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: 12/9/2023, 12/16/2023 and 12/23/2023
Dated: 12/8/2023

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

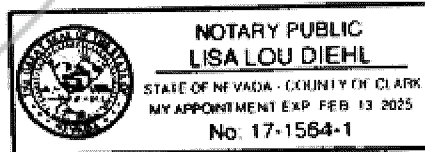
BY: 
Beth M. Cary, Authorized Signer

STATE OF Nevada
COUNTY OF Clark

On 12/8/2023 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 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°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 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

Exhibit "A"
Schedule of Timeshare Interests

Contract	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	Lien Recorded Date	Instrument No.	Estimated Bid
6752807	David R Boutelle and Aaron W Nelson	1600518A	005	Annual	7/15/2022	2022-987427	\$4,122.63
6751938	Joyce E Brown	1602505A	025	Annual	7/15/2022	2022-987422	\$4,916.73
6753001	Michael Cutler, Estelle Cutler, April Lazzaro and Darin Lazzaro	1600638C	006	Even	7/15/2022	2022-987504	\$12,997.77
6751567	Norma Delaney	1602320A	023	Annual	7/15/2022	2022-987418	\$3,179.48
6743604	William G Doan and Phyllis J Doan	1601047B	010	Odd	7/15/2022	2022-987443	\$1,641.01
6751027	David C Fussel and Kathleen A Fussel	1602112C	021	Even	7/15/2022	2022-987475	\$15,714.05
6751785	Mary R Hightower and Edwin S Covington Jr	1602415A	024	Annual	7/15/2022	2022-987419	\$31,882.45
6753000	Margaret S Jones and James A Jones	1600638B	006	Odd	7/15/2022	2022-987503	\$1,490.44
6749924	Lewis H Keeney and Julia A Keeny	1601821C	018	Even	7/15/2022	2022-987462	\$1,994.87
6738889	Mary Jo La Joie and John L La Joie	1600805A	008	Annual	7/15/2022	2022-987408	\$4,916.73
6746804	Jocelyn B Markley, Linda M Greer and Glenn L Markley	1601301B	013	Odd	7/15/2022	2022-987448	\$1,641.01
6752625	Barbara A Miller Trustee u/a/d 4/1/1999	1600247B	002	Odd	7/15/2022	2022-987495	\$1,657.44
6748972	Della Marie Monroe, Howard J Miller and Denise Chapin Haro	1601720A	017	Annual	7/15/2022	2022-987416	\$3,179.48

Contract	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	Lien Recorded Date	Instrument No.	Estimated Bid
6751975	Leroy D Odden Trustee u/a/d 7/20/1993	1602543C	025	Even	7/15/2022	2022-987489	\$3,275.68
6751136	Johnathan D Paul and Jennifer J Paul	1602216A	022	Annual	7/15/2022	2022-987417	\$25,771.46
6739075	Phillip G Reif and Elizabeth Reif	1600811B	008	Odd	7/15/2022	2022-987438	\$1,641.01
6746613	Carolyn King Rogers	1601228C	012	Even	7/15/2022	2022-987446	\$3,275.68
6742728	Gloria D Samuels and Detlev G Krauskopf, Wife and Husband as Joint Tenants with Right of	1601042C	010	Even	7/15/2022	2022-987442	\$3,273.98
6747528	John Joseph Sodaro and Joanne F Sodaro	1601433C	014	Even	7/15/2022	2022-987454	\$15,854.89
6751369	William L Stugart and Melba Stugart	1602245B	022	Odd	7/15/2022	2022-987483	\$1,641.01
6753021	Susuma Takabayashi and Sharon Y Takabayashi	1600715B	007	Odd	7/15/1022	2022-987506	\$1,641.01
6753033	Raymond S Terheyden and Leslie Ann Terheyden	1600733A	007	Annual	7/15/2022	2022-987434	\$4,916.73
6750733	Elmer S Thomas and Salina Ignacio Husband and Wife as Joint Tenants with Right of Survivorship	1602040C	020	Even	7/15/2022	2022-987434	\$3,291.48
6751778	Larry E Wigley and Evangeline S Wigley	1602350B	023	Odd	7/15/2022	2022-987487	\$10,825.86
6752570	Jeffrey R Williams and Judith E Williams	1600210C	002	Even	7/15/2022	2022-987494	\$3,275.68