

DOUGLAS COUNTY, NV

**2023-996679**

Rec:\$40.00

\$40.00

Pgs=6

**05/22/2023 11:11 AM**

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

APN: See Exhibit A

**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.: 80002248/80002249

ICN/Contract No.: See Exhibit A

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**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 May 18, 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 April 27, 1989, as Instrument April 27, 1989, 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 Crest 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: May 18, 2023

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

BY:   
Beth M. Cary, Authorized Signer

STATE OF Nevada

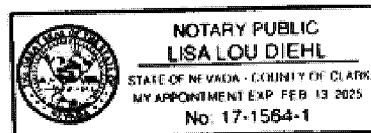
COUNTY OF Clark

On May 18, 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)

Lisa Lou Diehl Notary Public  
County of Clark, State of Nevada  
Appointment expires Feb 13, 2025  
Commission No. 17-1564-1



**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**Ridge Crest (Lot 49)**

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

Those certain timeshare estates listed on Exhibit A, as said timeshare estate is defined in the Declaration of Timeshare Covenants, Conditions and restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of the Official Records, Douglas County Nevada, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), each timeshare estate comprised of:

PARCEL 1:

For Annual interests a One (1) undivided 1/51st interest with each interest having a 1/51st interest; or for Bi-Annual interest a One (1) undivided 1/102nd interest with each interest having a 1/102nd interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) Unit No. See Exhibit A as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 2:

a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a 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" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-631- See Exhibit A  
Interval ID: See Exhibit A

**EXHIBIT "A"**  
**SCHEDULE OF TIMESHARE INTERESTS**

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	APN	Lien Recording	Recording Date	Default Amount
6744536	Michael Perreault and Nichole DiPietro	4910935C	109	Even	1319-30-631-009	2022-987329	7/14/2022	\$20,610.52
6745232	David L. Anderson and Cynthia M. Anderson	4920308A	203	Annual	1319-30-631-012	2022-987277	7/14/2022	\$3,946.80
6745642	Alayne M. Perfetto	4920611A	206	Annual	1319-30-631-015	2022-987281	7/14/2022	\$4,491.80
6746382	Jonathan P. Ivy	4920939A	209	Annual	1319-30-631-018	2022-987286	7/14/2022	\$4,491.80
6746978	Keith L. Mahan and Judy C. Mahan	4930329A	303	Annual	1319-30-631-021	2022-987290	7/14/2022	\$4,491.80
6747342	Bonifacio B. Santos and Virginia H. Santos	4930510A	305	Annual	1319-30-631-024	2022-987292	7/14/2022	\$4,506.71
6747493	Vincent D. Garcia and Rita A. Garcia	4930605A	306	Annual	1319-30-631-025	2022-987295	7/14/2022	\$4,491.80
6748226	Garold Henry Rose	4930835A	308	Annual	1319-30-631-027	2022-987301	7/14/2022	\$4,506.71
6748788	Bridgett A. Hart	4910107A	101	Annual	1319-30-631-001	2022-987303	7/14/2022	\$3,900.04
6754138	Paul Alan Howell and Jaime Dean Howell	4910409A	104	Annual	1319-30-631-004	2022-987308	7/14/2022	\$31,605.26
6754206	Keith Mahan and Judy Mahan	4910810A	108	Annual	1319-30-631-008	2022-987312	7/14/2022	\$4,491.80
6755326	Floyd J. French and Jacqueline J. French	4920626A	206	Annual	1319-30-631-015	2022-987313	7/14/2022	\$5,114.00
6762444	Anthony Gray	4930349A	303	Annual	1319-30-631-021	2022-987315	7/14/2022	\$3,924.30
6763914	Wen-Hsiu Hung	4920704A	207	Annual	1319-30-631-016	2022-987316	7/14/2022	\$4,491.80

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	APN	Lien Recording	Recording Date	Default Amount
6747922	The Heirs and Devicees of Lucille E. Farrell	4930750A	307	Annual	1319-30-631-026	2022-987300	7/14/2022	\$4,491.80
6754207	The Heirs and Devicees of Gregory A. Friss	4910811C	108	Even	1319-30-631-008	2022-987318	7/14/2022	\$3,011.96
6754178	Francis R. Gonzalez and Michele Geraghty	4910634A	106	Annual	1319-30-631-005	2022-987310	7/14/2022	\$4,491.80
6746345	Gerhard A. Hocke and Maria Del Carmen Hocke	4920932C	209	Even	1319-30-631-018	2022-987321	7/14/2022	\$3,011.96
6754118	Wanda S. Hooper and Anita F. Johnson	4910310A	103	Annual	1319-30-631-003	2022-987307	7/14/2022	\$4,491.80
6745805	The Heirs and Devicees of Dennis R. Hruby and Alma G. Hruby	4920715A	207	Annual	1319-30-631-016	2022-987283	7/14/2022	\$4,491.80
6746168	Jeff A. Miller and Darlyne J. Miller	4920837A	208	Annual	1319-30-631-017	2022-987285	7/14/2022	\$45,535.38
6754148	The Heirs and Devicees of Jack E. Pyritz and Janet E. Pyritz	4910436A	104	Annual	1319-30-631-004	2022-987309	7/14/2022	\$4,491.80
6745453	Andrew V. Tyne and Pirkko L. Tyne	4920502A	205	Annual	1319-30-631-014	2022-987280	7/14/2022	\$4,491.80
6746385	The Heirs and Devicees of William West	4920945A	209	Annual	1319-30-631-018	2022-987287	7/14/2022	\$4,491.80