

DOUGLAS COUNTY, NV

2023-997456

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06/13/2023 08:36 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.: 80002252 / 80002265

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 June 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 February 14, 1984, as Instrument 096758, 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 Tahoe 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.

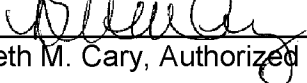
The time share interests covered here in for payment of these respective claims is all that certain real property situated in the County of Douglas, State of Nevada, and more particularly described in **Exhibit "B"** attached hereto.

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: June 9, 2023

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

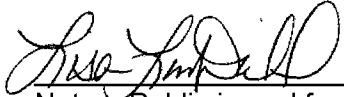
BY: 
Beth M. Cary, Authorized Signer

STATE OF Nevada

COUNTY OF Clark

On June 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

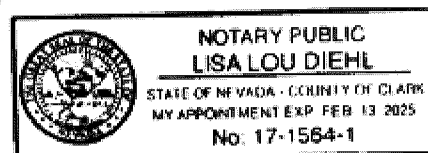


EXHIBIT "B"
LEGAL DESCRIPTION
Ridge Tahoe (Lots 31 & 37)

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 Fourth Amended and restated Declaration of Time Share Covenants, Conditions, and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of the Ridge Tahoe Phase Six, recorded December 18, 1990, as Document no. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, as each may be amended, supplemented, and amended and restated from time to time (collectively, the "Declarations") and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, which timeshare estate is comprised of:

Lot 31

For Annual Interests:

an 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 1/20th interest in and to Lot 31 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 081 through 100 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and

(B) Unit No. See Exhibit A as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase II recorded February 14, 1984, as Document No. 096759, as amended by document recorded October 15, 1990, as Document No. 236690, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lots 31, 32 or 33 only, for one week each year in the See Exhibit A "Season" as defined in and in accordance with said Declarations.

Lot 37

For Annual Interests:

an 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 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and
- (B) Unit No. See Exhibit A as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week each year in the See Exhibit A "Season" as defined in and in accordance with said Declarations.

For BiAnnual Interests:

an 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:

- (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and
- (B) Unit No. See Exhibit A as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week every other year in See Exhibit A numbered years in the See Exhibit A "Season" as defined in and in accordance with said Declarations.

Exhibit A
Schedule of Timeshare Interests

Contract Number	Reputed Owner(s)	Inventory control number	Lot No	Unit	Year Use Frequency	Season	APN	Lien Recording	Recording Date	Default Amount
6741642	Christine A. Aaron	37064508	37	064	Odd	Swing	1319-30-644-029	2022-989961	9/21/2022	\$19,281.05
6743262	Emile Abboud and Saada Abboud	3704225A	37	042	Annual	Prime	1319-30-644-004	2022-990093	9/21/2022	\$51,702.64
6751727	Laura L. Angella	3719240C	37	192	Even	Swing	1319-30-644-103	2022-990024	9/21/2022	\$27,008.98
6741272	Joseph Noel Bagood	3714908C	37	149	Even	Prime	1319-30-644-057	2022-989975	9/21/2022	\$27,000.89
6743591	Ruben Bangi and Pamela Hoskins	3717047C	37	170	Even	Swing	1319-30-644-079	2022-989994	9/21/2022	\$24,520.70
6744401	Juan M. Barbosa and Piedad Z. Barbosa	3707634B	37	076	Odd	Prime	1319-30-644-043	2022-990004	9/21/2022	\$15,540.43
6752675	Adrian Brooks and Sandra Brooks	3719530A	37	195	Annual	Prime	1319-30-644-106	2022-990148	9/21/2022	\$33,342.69
6743284	Raymond L. Brown	3704248C	37	042	Even	Swing	1319-30-644-004	2022-989992	9/21/2022	\$16,566.25
6744421	Wayne Burger and Maxic Burger and Ricky Jackson and Sheila E. Jackson	3704714A	37	047	Annual	Prime	1319-30-644-010	2022-990112	9/21/2022	\$44,123.72
6744252	Barbara J. Campbell	3716342A	37	163	Annual	Swing	1319-30-644-072	2022-990110	9/21/2022	\$33,342.69
6752398	Merlo A. Caramat and Irmén Lisa Caramat	3719528B	37	195	Odd	Prime	1319-30-644-106	2022-990032	9/21/2022	\$19,270.73
6744494	Jameka N. Crayton	3716444B	37	164	Odd	Swing	1319-30-644-073	2022-990006	9/21/2022	\$16,776.73
6742093	John H. De Victoria and Grace C. De Victoria	3706646C	37	066	Even	Swing	1319-30-644-031	2022-989966	9/21/2022	\$13,930.57

Contract Number	Reputed Owner(s)	Inventory control number	Lot No	Unit	Year Use Frequency	Season	APN	Lien Recording	Recording Date	Default Amount
6746759	Carl D. Devillier	3717539B	37	175	Odd	Swing	1319-30-644-085	2022-990011	9/21/2022	\$16,453.23
6740388	Everett R. Edwards	3705833C	37	058	Even	Prime	1319-30-644-023	2022-989971	9/21/2022	\$24,534.09
6751258	Edgar G. Escobedo and Deyra C. Rodriguez	3719051B	37	190	Odd	Swing	1319-30-644-100	2022-990022	9/21/2022	\$16,447.23
6740353	Joseph E. Flickinger and Dorothy M. Flickinger	3716931A	37	169	Annual	Prime	1319-30-644-078	2022-990068	9/21/2022	\$28,160.35
6738796	Mario P. Flores and Imelda Agtarap	3705048B	37	050	Odd	Swing	1319-30-644-013	2022-989953	9/21/2022	\$21,407.87
6742929	Michael J. Golightly and Trudy D. Golightly	3715646B	37	156	Odd	Swing	1319-30-644-064	2022-989984	9/21/2022	\$22,189.87
6744868	Theresa R. Gomez	3716639A	37	166	Annual	Swing	1319-30-644-075	2022-990119	9/21/2022	\$57,016.07
6738106	Jeffrey Grabow and Lorin Grabow	3704845B	37	048	Odd	Swing	1319-30-644-011	2022-989949	9/21/2022	\$19,281.05
6744514	Jerry L. Hume and Ginger E. Hume	3704738A	37	047	Annual	Swing	1319-30-644-010	2022-990113	9/21/2022	\$54,278.76
6744754	Stanley E. Jacobs and Virginia L. Jacobs	3716628A	37	166	Annual	Prime	1319-30-644-075	2022-990116	9/21/2022	\$51,823.93
6741915	Donald H. Kellam and Leslie Ann Kellam	3715213A	37	152	Annual	Prime	1319-30-644-060	2022-990076	9/21/2022	\$38,443.45
6740480	Nathan Edmond Kelley and Betty B. Kelley	3705849C	37	058	Even	Swing	1319-30-644-023	2022-989972	9/21/2022	\$19,082.67
6749209	Aubrey D. Kellum and Traci O. Myrick-Kellum	3718313A	37	183	Annual	Prime	1319-30-644-093	2022-990129	9/21/2022	\$40,976.50
6749705	Comtel Communications Nevada, Inc.	3718529A	37	185	Annual	Prime	1319-30-644-095	2022-990131	9/21/2022	\$26,381.77
6743204	Julia A.M. Lloyd and Jerry Wattenburg	3715834A	37	158	Annual	Prime	1319-30-644-066	2022-990091	9/21/2022	\$47,052.16
6738121	Kathleen J. Schroff	3707826A	37	078	Annual	Prime	1319-30-644-045	2022-990042	9/21/2022	\$51,698.44

Contract Number	Reputed Owner(s)	Inventory control number	Lot No	Unit	Year Use Frequency	Season	APN	Lien Recording	Recording Date	Default Amount
6743978	John G. Marsh	3707513A	37	075	Annual	Prime	1319-30-644-042	2022-990106	9/21/2022	\$62,476.56
6742675	Santiago Martinez, Jr. and Patricia Lopez	3706940B	37	069	Odd	Swing	1319-30-644-036	2022-989983	9/21/2022	\$19,270.73
6744385	Lorelei L. McCloskey	3707609C	37	076	Even	Prime	1319-30-644-043	2022-990003	9/21/2022	\$19,082.67
6744756	Miles P. Moore, III and Gisela L. Ramirez	3716629C	37	166	Even	Prime	1319-30-644-075	2022-990008	9/21/2022	\$34,435.10
6751008	Mike Moran and Kellie A. Martin	3719048B	37	190	Odd	Swing	1319-30-644-100	2022-990020	9/21/2022	\$27,229.10
6752113	V. A. Naydenov	3719340C	37	193	Even	Swing	1319-30-644-104	2022-990029	9/21/2022	\$29,673.67
6743900	Tuan Justin Nguyen	3716143C	37	161	Even	Swing	1319-30-644-070	2022-989999	9/21/2022	\$21,634.43
6741438	Teresa A. Orr	3714951C	37	149	Even	Swing	1319-30-644-057	2022-989958	9/21/2022	\$21,634.43
6740218	Ruby Peterson	3705723A	37	057	Annual	Prime	1319-30-644-022	2022-990061	9/21/2022	\$62,476.56
6739588	Steven J. Quella	3714413A	37	144	Annual	Prime	1319-30-644-052	2022-990052	9/21/2022	\$28,160.35
6739123	Hal H. Ramsey IV and Deborah M. Ramsey	3705146B	37	051	Odd	Swing	1319-30-644-014	2022-989955	9/21/2022	\$19,281.05
6740895	Shirley Randle	3706131A	37	061	Annual	Prime	1319-30-644-026	2022-990070	9/21/2022	\$62,491.50
6738107	Marivic G. Tolentino	3704845C	37	048	Even	Swing	1319-30-644-011	2022-989950	9/21/2022	\$24,520.70
6740994	Timothy A.J. Tulloc and Erlinda A. Tulloc	3706151A	37	061	Annual	Swing	1319-30-644-026	2022-990071	9/21/2022	\$40,976.50
6752106	Sandra Tyson	3719321A	37	193	Annual	Prime	1319-30-644-104	2022-990141	9/21/2022	\$53,188.31
6739847	James F. Walker	3714450B	37	144	Odd	Swing	1319-30-644-052	2022-989943	9/21/2022	\$16,776.73

Contract Number	Reputed Owner(s)	Inventory control number	Lot No	Unit	Year Use Frequency	Season	APN	Lien Recording	Recording Date	Default Amount
6748349	Phillip Willingham, Jr.	3718040C	37	180	Even	Swing	1319-30-644-090	2022-990015	9/21/2022	\$24,520.70
6746965	Michael A. Young and Joanne C. Young	3717545B	37	175	Odd	Swing	1319-30-644-085	2022-990012	9/21/2022	\$22,189.87
6739224	Curtis L. Frazier	3705241B	37	052	Odd	Swing	1319-30-644-015	2022-989938	9/21/2022	\$22,189.87
6739356	Michael Lane and Debra Lane	3719839B	37	198	Odd	Swing	1319-30-644-109	2022-989939	9/21/2022	\$22,198.87
6739427	The McLaren Family Trust and the Heirs and Devictees of Michael T. McLaren	3714239A	37	142	Annual	Swing	1319-30-644-049	2022-990050	9/21/2022	\$5,498.20
6739607	Robert L. Cowles and Barbara B. Cowles	3718525A	37	185	Annual	Prime	1319-30-644-095	2022-990053	9/21/2022	\$44,756.70
6739848	Frank M. Vanacore and Mary L. Vanacore	3714451A	37	144	Annual	Swing	1319-30-644-052	2022-990056	9/21/2022	\$5,498.20
6741421	George Dickinson and Gina Dickinson	3706350B	37	063	Odd	Swing	1319-30-644-028	2022-989957	9/21/2022	\$22,189.87
6741513	Maggie K. Morrison, Trustee	3706419A	37	064	Annual	Prime	1319-30-644-029	2022-990074	9/21/2022	\$5,498.20
6741976	Charles Cioffi and Mary Cioffi	3720140A	37	201	Annual	Swing	1319-30-644-112	2022-990078	9/21/2022	\$5,498.20
6742146	Donald C. Baney and Patricia J. Baney	3715247C	37	152	Even	Swing	1319-30-644-060	2022-989977	9/21/2022	\$18,414.13
6742223	Thomas A. Rice and Gloria Rice	3715251C	37	152	Even	Swing	1319-30-644-060	2022-989978	9/21/2022	\$24,520.70
6743656	Ben R. Brunsvik	3716040C	37	160	Even	Swing	1319-30-644-069	2022-989996	9/21/2022	\$16,556.25
6744773	Leonard A. Graham and Patricia J. Graham	3717344C	37	173	Even	Swing	1319-30-644-082	2022-990010	9/21/2022	\$13,930.57
6746968	William E. Hall and Margaret C. Hall	3717548C	37	175	Even	Swing	1319-30-644-085	2022-990013	9/21/2022	\$16,566.25

Contract Number	Reputed Owner(s)	Inventory control number	Lot No	Unit	Year Use Frequency	Season	APN	Lien Recording	Recording Date	Default Amount
6747267	Barbara A. Harry	3717625C	37	176	Even	Prime	1319-30-644-086	2022-990014	9/21/2022	\$16,566.25
6748918	Willie M. Bell	3718241A	37	182	Annual	Swing	1319-30-644-092	2022-990128	9/21/2022	\$5,498.20
6749256	Shanli Chien and Chao Lin	3706835A	37	068	Annual	Prime	1319-30-644-035	2022-990130	9/21/2022	\$7,178.14
6751482	Ronald G. Hemsworth, Trustee	3719148C	37	191	Even	Swing	1319-30-644-102	2022-990023	9/21/2022	\$3,705.20
6739182	Raymond E. Philippott, Trustee u/a/d 7/12/2000 and Darlene M. Philippott, Trustee u/a/d 7/12/2099	3109945A	31	099	Annual	Winter	1319-30-721-020	2023-997317	6/9/2023	\$1,692.72