

DOUGLAS COUNTY, NV

2023-998798

Rec:\$40.00

\$40.00

Pgs=6

07/24/2023 09:52 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.: 80002361 / 80002362

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 July 20, 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 December 21, 1984, as Instrument 111558, 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:

Ridgeview 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.

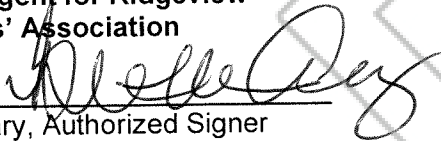
The time share interests covered here in for payment of these respective claims is all that certain real property situated in the County of Douglas, State of Nevada, and more particularly described in **Exhibit "B"** attached hereto.

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: July 20, 2023

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

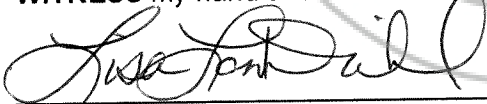
BY: 
Beth M. Cary, Authorized Signer

STATE OF Nevada

COUNTY OF Clark

On July 20, 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

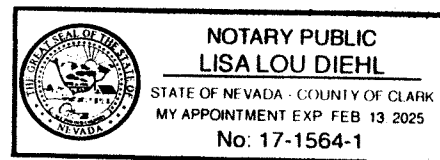


EXHIBIT "B"
LEGAL DESCRIPTION
Ridge View (Lot 50)

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 Interests

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	Season	APN	Lien Recording	Recording Date	Default Amount
6745766	Steven W. Brown and Barbara J. Brown	5000519A	005	Annual	Swing	1319-30-519-005	2022-987341	7/14/2022	\$4,640.90
6746372	William F. Horne and Dorothy E. Horne	5000703A	007	Annual	Summer	1319-30-519-007	2022-987343	7/14/2022	\$4,640.90
6747244	Michael S. Abbott and Pamela Sue Abbott	5001034A	010	Annual	Winter	1319-30-519-010	2022-987349	7/14/2022	\$4,640.90
6747247	George W. Schutz and Barbara Schutz	5001041A	010	Annual	Winter	1319-30-519-010	2022-987350	7/14/2022	\$3,405.78
6747400	Echung Chen and Ning Chen	5001128A	011	Annual	Swing	1319-30-519-011	2022-987351	7/14/2022	\$4,640.90
6748889	Frank J. Molinaro Jr. and Janet C. Molinaro	5001808A	018	Annual	Summer	1319-30-519-018	2022-987361	7/14/2022	\$4,640.90
6749521	Wexford Financial, Inc.	5002212A	022	Annual	Summer	1319-30-519-022	2022-987367	7/14/2022	\$4,640.90
6749549	Gary Boynton and Angela T. Gruppie	5002240A	022	Annual	Winter	1319-30-519-022	2022-987368	7/14/2022	\$5,434.69
6757913	Stanley Jirovsky	5000917A	009	Annual	Summer	1319-30-519-009	2022-987375	7/14/2022	\$4,640.90
6764315	Michael Danna	5001511A	015	Annual	Summer	1319-30-519-015	2022-987376	7/14/2022	\$4,640.90
6749920	Mary Patricia Berg	5000140A	001	Annual	Winter	1319-30-519-001	2022-987369	7/14/2022	\$4,640.90
6750054	Mary Patricia Berg	5002334A	023	Annual	Winter	1319-30-519-023	2022-987372	7/14/2022	\$4,640.90

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	Season	APN	Lien Recording	Recording Date	Default Amount
6748269	James H. Blackwell and Penny S. Blackwell	5001611A	016	Annual	Summer	1319-30-519-016	2022-987357	7/14/2022	\$4,640.90
6747552	The Heirs and devisees of George Duer and Mary Duer	5001249A	012	Annual	Winter	1319-30-519-012	2022-987352	7/14/2022	\$3,485.84
6748885	The Heirs and devisees of David K. Duer and Joann M. Duer	5001749A	017	Annual	Winter	1319-30-519-017	2022-987360	7/14/2022	\$2,983.76
6749173	Jimmie L. Little and Carolyn J. Little	5001835A	018	Annual	Winter	1319-30-519-018	2022-987363	7/14/2022	\$4,640.90
6747644	The Heirs and devisees of John R. Obana	5001347A	013	Annual	Winter	1319-30-519-013	2022-987355	7/14/2022	\$2,354.38
6750144	The Heirs and devisees of Karl J. Porter	5000139A	001	Annual	Winter	1319-30-519-001	2022-987373	7/14/2022	\$2,983.76
6746909	The Heirs and devisees of Ken D. Rose	5000940A	009	Annual	Winter	1319-30-519-009	2022-987347	7/14/2022	\$3,485.84
6746433	Robert Scott and Daidi Chang	5000737A	007	Annual	Winter	1319-30-519-007	2022-987344	7/14/2022	\$2,983.76
6747643	The Heirs and devisees of Lavelle Hepler and Candice Lee Tanis	5001345A	013	Annual	Winter	1319-30-519-013	2022-987354	7/14/2022	\$4,640.90