

DOUGLAS COUNTY, NV

**2023-999908**

Rec:\$40.00

\$40.00

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**08/28/2023 08:47 AM**

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

APN: 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.: 80002252-80002265

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 TAHOE 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 **6/13/2023** as Instrument No. **2023-997456** 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, September 22, 2023 @ 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: 9/2/2023, 9/9/2023 and 9/16/2023  
Dated: 8/23/2023

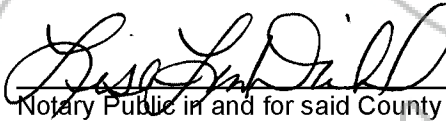
**Wilson Title Services, LLC**  
**A Delaware limited liability company,**  
**Duly Appointed Agent for Ridge Tahoe Property**  
**Owners Association, a Nevada non-profit**  
**corporation**

BY:   
Beth M. Cary, Authorized Signer

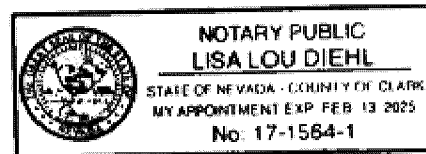
STATE OF Nevada  
COUNTY OF Clark

On 8/23/2023 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  
Commission No. 17-1564-1



**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
- (A) 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
- (A) 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 OWNERSHIP INTERESTS

Contract | Reputed Owners | Inventory control number | Lot No. | Unit | Year Use Frequency | Season | APN | Lien Recording | Recording Date. | Estimated Bid:

6739224 | Curtis L. Frazier | 3705241B | 37 | 052 | Odd | Swing | 1319-30-644-015 | 2022-989938 | 9/21/2022 | 22,853.57  
6739356 | Michael Lane and Debra Lane | 3719839B | 37 | 198 | Odd | Swing | 1319-30-644-109 | 2022-989939 | 9/21/2022 | 22,853.57  
6739427 | The McLaran Family Trust and the Heirs and Devisees of Michael T. McLaran | 3714239A | 37 | 142 | Annual | Swing | 1319-30-644-049 | 2022-990050 | 9/21/2022 | 6,513.70  
6739607 | Robert L. Cowles and Barbara B. Cowles | 3718525A | 37 | 185 | Annual | Prime | 1319-30-644-095 | 2022-990053 | 9/21/2022 | 44,060.70  
6739848 | Frank M. Vanacore and Mary L. Vanacore | 3714451A | 37 | 144 | Annual | Swing | 1319-30-644-052 | 2022-990056 | 9/21/2022 | 6,513.70  
6741421 | George Dickinson and Gina Dickinson | 3706350B | 37 | 063 | Odd | Swing | 1319-30-644-028 | 2022-989957 | 9/21/2022 | 22,853.57  
6741513 | Maggie K. Morrison, Trustee | 3706419A | 37 | 064 | Annual | Prime | 1319-30-644-029 | 2022-990074 | 9/21/2022 | 6,513.70  
6741976 | Charles Cioffi and Mary Cioffi | 3720140A | 37 | 201 | Annual | Swing | 1319-30-644-112 | 2022-990078 | 9/21/2022 | 6,513.70  
6742146 | Donald C. Baney and Patricia J. Baney | 3715247C | 37 | 152 | Even | Swing | 1319-30-644-060 | 2022-989977 | 9/21/2022 | 17,255.26  
6742223 | Thomas A. Rice and Gloria Rice | 3715251C | 37 | 152 | Even | Swing | 1319-30-644-060 | 2022-989978 | 9/21/2022 | 23,161.00  
6743656 | Ben R. Brunsvik | 3716040C | 37 | 160 | Even | Swing | 1319-30-644-069 | 2022-989996 | 9/21/2022 | 15,423.83  
6744773 | Leonard A. Graham and Patricia J. Graham | 3717344C | 37 | 173 | Even | Swing | 1319-30-644-082 | 2022-990010 | 9/21/2022 | 12,876.24  
6746968 | William E. Hall and Margaret C. Hall | 3717548C | 37 | 175 | Even | Swing | 1319-30-644-085 | 2022-990013 | 9/21/2022 | 15,423.83  
6747267 | Barbara A. Harry | 3717625C | 37 | 176 | Even | Prime | 1319-30-644-086 | 2022-990014 | 9/21/2022 | 15,423.83  
6748918 | Willie M. Bell | 3718241A | 37 | 182 | Annual | Swing | 1319-30-644-092 | 2022-990128 | 9/21/2022 | 6,513.70  
6749256 | Shanli Chien and Chaoho Lin | 3706835A | 37 | 068 | Annual | Prime | 1319-30-644-035 | 2022-990130 | 9/21/2022 | 8,062.56  
6751482 | Ronald G. Hemsworth, Trustee | 3719148C | 37 | 191 | Even | Swing | 1319-30-644-102 | 2022-990023 | 9/21/2022 | 3,184.10  
6739182 | Raymond E. Philpott, Trustee u/a/d 7/12/2000 and Darlene M. Philpott, Trustee u/a/d 7/12/2009 | 3109945A | 31 | 099 | Annual | Winter | 1319-30-721-020 | 2023-997317 | 6/9/2023 | 1,692.72  
6741642 | Christine A. Aaron | 3706450B | 37 | 064 | Odd | Swing | 1319-30-644-029 | 2022-989961 | 9/21/2022 | 20,019.44  
6743262 | Emile Abboud and Saada Abboud | 3704225A | 37 | 042 | Annual | Prime | 1319-30-644-004 | 2022-990093 | 9/21/2022 | 50,891.35

6751727 | Laura L. Angella | 3719240C | 37 | 192 | Even | Swing | 1319-30-644-103 | 2022-990024 | 9/21/2022 | 25,592.75  
6741272 | Joseph Noel Bagood | 3714908C | 37 | 149 | Even | Prime | 1319-30-644-057 | 2022-989975 | 9/21/2022 | 25,584.66  
6743591 | Ruben Bangi and Pamela Hoskins | 3717047C | 37 | 170 | Even | Swing | 1319-30-644-079 | 2022-989994 | 9/21/2022 | 23,161.00  
6744401 | Juan M. Barbosa and Piedad Z. Barbosa | 3707634B | 37 | 076 | Odd | Prime | 1319-30-644-043 | 2022-990004 | 9/21/2022 | 16,394.36  
6752675 | Adrian Brooks and Sandra Brooks | 3719530A | 37 | 195 | Annual | Prime | 1319-30-644-106 | 2022-990148 | 9/21/2022 | 33,011.00  
6743284 | Raymond L. Brown | 3704248C | 37 | 042 | Even | Swing | 1319-30-644-004 | 2022-989992 | 9/21/2022 | 15,423.83  
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 | 43,492.82  
6744252 | Barbara J. Campbell | 3716342A | 37 | 163 | Annual | Swing | 1319-30-644-072 | 2022-990110 | 9/21/2022 | 33,011.00  
6752398 | Merlo A. Caramat and Irmien Lisa Caramat | 3719528B | 37 | 195 | Odd | Prime | 1319-30-644-106 | 2022-990032 | 9/21/2022 | 20,009.12  
6744494 | Jameka N. Crayton | 3716444B | 37 | 164 | Odd | Swing | 1319-30-644-073 | 2022-990006 | 9/21/2022 | 17,587.36  
6742093 | John H. De Victoria and Grace C. De Victoria | 3706646C | 37 | 066 | Even | Swing | 1319-30-644-031 | 2022-989966 | 9/21/2022 | 12,876.24  
6746759 | Carl D. Devillier | 3717539B | 37 | 175 | Odd | Swing | 1319-30-644-085 | 2022-990011 | 9/21/2022 | 17,274.36  
6740388 | Everett R. Edwards | 3705833C | 37 | 058 | Even | Prime | 1319-30-644-023 | 2022-989971 | 9/21/2022 | 23,174.14  
6751258 | Edgar G. Escobedo and Deyra C. Rodriguez | 3719051B | 37 | 190 | Odd | Swing | 1319-30-644-100 | 2022-990022 | 9/21/2022 | 17,268.36  
6740353 | Joseph E. Flickinger and Dorothy M. Flickinger | 3716931A | 37 | 169 | Annual | Prime | 1319-30-644-078 | 2022-990068 | 9/21/2022 | 27,997.08  
6738796 | Mario P. Flores and Imelda Agtarap | 3705048B | 37 | 050 | Odd | Swing | 1319-30-644-013 | 2022-989953 | 9/21/2022 | 22,092.57  
6742929 | Michael J. Golightly and Trudy D. Golightly | 3715646B | 37 | 156 | Odd | Swing | 1319-30-644-064 | 2022-989984 | 9/21/2022 | 22,853.57  
6744868 | Theresa R. Gomez | 3716639A | 37 | 166 | Annual | Swing | 1319-30-644-075 | 2022-990119 | 9/21/2022 | 56,092.22  
6738106 | Jeffrey Grabow and Lorin Grabow | 3704845B | 37 | 048 | Odd | Swing | 1319-30-644-011 | 2022-989949 | 9/21/2022 | 20,019.44  
6744514 | Jerry L. Hume and Ginger E. Hume | 3704738A | 37 | 047 | Annual | Swing | 1319-30-644-010 | 2022-990113 | 9/21/2022 | 53,410.84  
6744754 | Stanley E. Jacobs and Virginia L. Jacobs | 3716628A | 37 | 166 | Annual | Prime | 1319-30-644-075 | 2022-990116 | 9/21/2022 | 51,012.64  
6741915 | Donald H. Kellam and Leslie Ann Kellam | 3715213A | 37 | 152 | Annual | Prime | 1319-30-644-060 | 2022-990076 | 9/21/2022 | 37,964.03  
6740480 | Nathan Edmond Kelley and Betty B. Kelley | 3705849C | 37 | 058 | Even | Swing | 1319-30-644-023 | 2022-989972 | 9/21/2022 | 17,864.96  
6749209 | Aubrey D. Kellum and Traci O. Myrick-Kellum | 3718313A | 37 | 183 | Annual | Prime | 1319-30-644-093 | 2022-990129 | 9/21/2022 | 40,427.04

6749705 | Comtel Communications Nevada, Inc. | 3718529A | 37 | 185 | Annual | Prime | 1319-30-644-095 | 2022-990131 | 9/21/2022 | 26,280.38  
6743204 | Julia A.M. Lloyd and Jerry Wattenburg | 3715834A | 37 | 158 | Annual | Prime | 1319-30-644-066 | 2022-990091 | 9/21/2022 | 46,356.33  
6738121 | Kathleen J. Schroff | 3707826A | 37 | 078 | Annual | Prime | 1319-30-644-045 | 2022-990042 | 9/21/2022 | 50,887.60  
6743978 | John G. Marsh | 3707513A | 37 | 075 | Annual | Prime | 1319-30-644-042 | 2022-990106 | 9/21/2022 | 61,441.02  
6742675 | Santiago Martinez, Jr. and Patricia Lopez | 3706940B | 37 | 069 | Odd | Swing | 1319-30-644-036 | 2022-989983 | 9/21/2022 | 20,009.12  
6744385 | Lorelei L. McCloskey | 3707609C | 37 | 076 | Even | Prime | 1319-30-644-043 | 2022-990003 | 9/21/2022 | 17,864.96  
6744756 | Miles P. Moore, III and Gisela L. Ramirez | 3716629C | 37 | 166 | Even | Prime | 1319-30-644-075 | 2022-990008 | 9/21/2022 | 32,869.95  
6751008 | Mike Moran and Kellie A. Martin | 3719048B | 37 | 190 | Odd | Swing | 1319-30-644-100 | 2022-990020 | 9/21/2022 | 27,777.51  
6752113 | V. A. Naydenov | 3719340C | 37 | 193 | Even | Swing | 1319-30-644-104 | 2022-990029 | 9/21/2022 | 28,200.78  
6743900 | Tuan Justin Nguyen | 3716143C | 37 | 161 | Even | Swing | 1319-30-644-070 | 2022-989999 | 9/21/2022 | 20,346.58  
6741438 | Teresa A. Orr | 3714951C | 37 | 149 | Even | Swing | 1319-30-644-057 | 2022-989958 | 9/21/2022 | 20,346.58  
6740218 | Ruby Peterson | 3705723A | 37 | 057 | Annual | Prime | 1319-30-644-022 | 2022-990061 | 9/21/2022 | 61,441.02  
6739588 | Steven J. Quella | 3714413A | 37 | 144 | Annual | Prime | 1319-30-644-052 | 2022-990052 | 9/21/2022 | 27,997.08  
6739123 | Hal H. Ramsey IV and Deborah M. Ramsey | 3705146B | 37 | 051 | Odd | Swing | 1319-30-644-014 | 2022-989955 | 9/21/2022 | 20,019.44  
6740895 | Shirley Randle | 3706131A | 37 | 061 | Annual | Prime | 1319-30-644-026 | 2022-990070 | 9/21/2022 | 61,455.96  
6738107 | Marivic G. Tolentino | 3704845C | 37 | 048 | Even | Swing | 1319-30-644-011 | 2022-989950 | 9/21/2022 | 23,161.00  
6740994 | Timothy A.J. Tulioc and Erlinda A. Tulioc | 3706151A | 37 | 061 | Annual | Swing | 1319-30-644-026 | 2022-990071 | 9/21/2022 | 40,427.04  
6752106 | Sandra Tyson | 3719321A | 37 | 193 | Annual | Prime | 1319-30-644-104 | 2022-990141 | 9/21/2022 | 52,345.20  
6739847 | James F. Walker | 3714450B | 37 | 144 | Odd | Swing | 1319-30-644-052 | 2022-989943 | 9/21/2022 | 17,587.36  
6748349 | Phillip Willingham, Jr. | 3718040C | 37 | 180 | Even | 0 | 1319-30-644-090 | 2022-990015 | 9/21/2022 | 23,161.00  
6746965 | Michael A. Young and Joanne C. Young | 3717545B | 37 | 175 | Odd | 2701/2702 | 1319-30-644-085 | 2022-990012 | 9/21/2022 | 22,853.57
