

DOUGLAS COUNTY, NV

2024-1006807

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\$40.00

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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.: 80006427 / 80006428

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 April 17, 2024, 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: April 17, 2024

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 April 17, 2024, 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

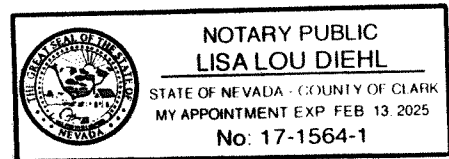


EXHIBIT "B"
LEGAL DESCRIPTION
Ridge Tahoe (Lot 37)

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:

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
6738094	Jose F. Paz, Jr. and Lourdes O. Paz	3704828C	37	048	Even	Prime	1319-30-644-011	2022-989947	9/21/2022	\$11,982.28
6739447	Dean B. Hildreth and Diana K. Hildreth	3714322B	37	143	Odd	Prime	1319-30-644-051	2022-989940	9/21/2022	\$27,229.10
6740099	Rene S. Garcia and Martha Garcia	3714543B	37	145	Odd	Swing	1319-30-644-053	2022-989946	9/21/2022	\$13,106.08
6740223	Kevin L. Mitchell and Judy A. Mitchell	3705734A	37	057	Annual	Prime	1319-30-644-022	2022-990064	9/21/2022	\$6,169.62
6740903	Arlene K. Melcher and Charlene G. Frank	3716935B	37	169	Odd	Prime	1319-30-644-078	2022-989973	9/21/2022	\$14,229.78
6741293	Dianne A. Tejada and David J. Cruz	3720037B	37	200	Odd	Prime	1319-30-644-111	2022-989976	9/21/2022	\$11,608.72
6741511	Salvador Duarte, Jr. and Michael C. Leaverton	3706413A	37	064	Annual	Prime	1319-30-644-029	2022-990073	9/21/2022	\$5,516.94
6741795	Michael T. O'Connell and Kathleen A. Page	3715125B	37	151	Odd	Prime	1319-30-644-059	2022-989962	9/21/2022	\$14,229.78
6742094	Michele Dudley and Grady L. Williams	3706647A	37	066	Annual	Swing	1319-30-644-031	2022-990079	9/21/2022	\$8,155.12
6742497	Lanny Schindelmeyer and Mylene Schindelmeyer	3715509A	37	155	Annual	Prime	1319-30-644-063	2022-990084	9/21/2022	\$5,516.94
6742671	Valerie A. Rahn	3706928B	37	069	Odd	Prime	1319-30-644-036	2022-989982	9/21/2022	\$2,953.90
6742949	Jeff L. Bailor and Adelaide C. Bailor	3715726B	37	157	Odd	Prime	1319-30-644-065	2022-989985	9/21/2022	\$14,229.78
6743003	Brian Trevino and Vanessa Trevino	3704046B	37	040	Odd	Swing	1319-30-644-002	2022-989988	9/21/2022	\$14,229.78
6743283	Francisco G. Venegas and Victoria O. Venegas	3704248B	37	042	Odd	Swing	1319-30-644-004	2022-989991	9/21/2022	\$14,229.78
6743287	Jorge Luis Fuenzalida and Maria Fuenzalida	3704251B	37	042	Odd	Swing	1319-30-644-004	2022-989993	9/21/2022	\$3,599.44
6743600	Ernesto G. Alvear and Thelma Trevino	3717114B	37	171	Odd	Prime	1319-30-644-080	2022-989995	9/21/2022	\$10,811.59
6743811	Rosa E. Gonzalez and Araceli Martin	3707429B	37	074	Odd	Prime	1319-30-644-041	2022-989998	9/21/2022	\$19,281.05
6743844	John Schofield and Darla Schofield	3707744A	37	077	Annual	Swing	1319-30-644-044	2022-990103	9/21/2022	\$10,451.12
6743983	Brenda K. Foster and Brenda Lebsack	3704520C	37	045	Even	Prime	1319-30-644-007	2022-990000	9/21/2022	\$11,454.46

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
6750691	Derrick A. Casey	3718936A	37	189	Annual	Prime	1319-30-644-099	2022-990135	9/21/2022	\$16,317.33
6752346	Charles N. Sifuentes	3719424C	37	194	Even	Prime	1319-30-644-105	2022-990030	9/21/2022	\$7,174.41
6752361	Arthur H. Richardson and Kim M. Richardson	3719445C	37	194	Even	Swing	1319-30-644-105	2022-990031	9/21/2022	\$4,187.91
6752679	Gustavo Ortega and Luz Ortega and Ruben Enriquez and Miriam Enriquez	3719539A	37	195	Annual	Swing	1319-30-644-106	2022-990150	9/21/2022	\$5,516.66
6759787	Jaime Alexander Ingram	3715144A	37	151	Annual	Swing	1319-30-644-059	2022-990166	9/21/2022	\$5,516.94
6761110	Michelle G. Bamrah	3716621A	37	166	Annual	Prime		2022-990167	9/21/2022	\$5,516.94
6739621	Lynn N. Burke	3705420B	37	054	Odd	Prime	1319-30-644-017	2022-989942	9/21/2022	\$14,229.78
6744125	Raymond P. Kavanagh and Donna J. Kavanagh	3704603A	37	046	Annual	Prime	1319-30-644-008	2022-990107	9/21/2022	\$10,962.08
6744255	Plummer E. Walker III and Sharlee M. Walker	3716348C	37	163	Even	Swing	1319-30-644-072	2022-990002	9/21/2022	\$27,000.89
6744489	Don Dunagan and Susan Dunagan	3720432B	37	204	Odd	Prime	1319-30-644-115	2022-990005	9/21/2022	\$2,812.68
6747568	John H. White	3717811A	37	178	Annual	Prime	1319-30-644-088	2022-990125	9/21/2022	\$7,365.54
6752753	Ezra Franklin and Audrey C. Franklin and Freddie M. Medlock	3719633C	37	196	Even	Prime	1319-30-644-107	2022-990033	9/21/2022	\$11,918.86