

DOUGLAS COUNTY, NV

2024-1008383

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WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

APN: 1319-30-712-001

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.: 80002426 & 80002439
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 May 21, 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 November 5, 1997, as Instrument 045591, 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 Pointe 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.

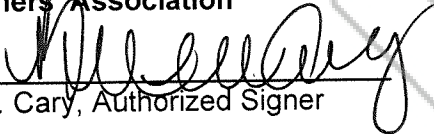
The time share interests covered here in for payment of these respective claims is all that certain real property situated in the County of Douglas, State of Nevada, and more particularly described in **Exhibit "B"** attached hereto.

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 21, 2024

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

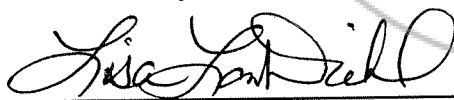
BY: 
Beth M. Cary, Authorized Signer

STATE OF Nevada

COUNTY OF Clark

On May 21, 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

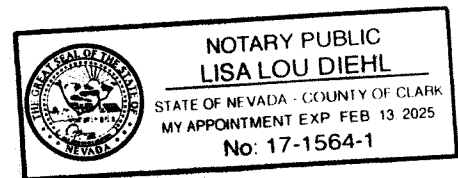


EXHIBIT "B"
LEGAL DESCRIPTION
Ridge Pointe (Lot 160)

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 THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration") each timeshare estate is comprised of

For Annual Interests:

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:

An undivided 1/1326th interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property de-scribed as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

For Bi-Annual Interests:

One (1) 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:

An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property de-scribed as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in See Exhibit "A" numbered year in accordance with said Declaration.

A Portion of APN: 1319-30-712-001
Interval ID: See Exhibit "A"

EXHIBIT "A"
SCHEDULE OF TIMESHARE INTERESTS

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	Recording Date	Lien Recording	Default Amount
6738907	Hong Tran	1601540C	015	Even	4/11/2024	2024-1006550	\$2,873.27
6747004	Vinh Q. Tran	1601308C	013	Even	4/11/2024	2024-1006551	\$2,873.27
6747005	Nannette N. Martinez	1601318A	013	Annual	4/11/2024	2024-1006552	\$4,271.27
6747164	Judith L. Walters	1601339C	013	Even	4/11/2024	2024-1006553	\$2,873.27
6747530	Early Lucas and Lauren H. Lucas	1601436C	014	Even	4/11/2024	2024-1006554	\$2,873.27
6749444	Martin Inkelas and Sylvia Inkelas, Co-Trustees	1601744C	017	Even	4/11/2024	2024-1006555	\$2,873.27
6749532	Milan J. Tica and Beatriz M. Tica	1601803C	018	Even	4/11/2024	2024-1006556	\$2,873.27
6750458	Tarma Toy Lopez and Richard Lee Haney	1602027C	020	Even	4/11/2024	2024-1006557	\$4,271.27
6751375	Edward Perez and Helen Perez	1602306A	023	Annual	4/11/2024	2024-1006558	\$2,873.27
6752037	Thomasina Clemons	1602641C	026	Even	4/11/2024	2024-1006559	\$2,873.27
6752442	Michael Stringer and Naomi Stringer	1600106C	001	Even	4/11/2024	2024-1006560	\$2,873.27
6752506	Ronald A. Kowalski and Jennifer A. Kowalski	1600145C	001	Even	4/11/2024	2024-1006561	\$2,873.27

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	Recording Date	Lien Recording	Default Amount
6753960	Craig Dickson and Kristen Dickson	1602208A	022	Annual	4/11/2024	2024-1006563	\$4,271.27
6758175	Gayle Winterrose and Carolyn Winterrose and Wes Meier and Lynn Meier	1601641A	016	Annual	4/11/2024	2024-1006564	\$2,873.27
6764973	Tony Allen Moore	1601751C	017	Even	4/11/2024	2024-1006565	\$2,051.27
6750457	Rachel L. Williams	1602024C	020	Even	4/11/2024	2024-1006566	\$2,051.27
6751034	Rachel L. Williams	1602124C	021	Even	4/11/2024	2024-1006567	\$4,271.27
6745411	Lawrence Price and Wilma J. Clark-Price	1601132A	011	Annual	4/11/2024	2024-1006568	\$2,414.06
6747859	H. Michael Olson, Jr. and Barbara J. Olson	1601519C	015	Even	4/11/2024	2024-1006569	\$1,787.99
6749538	Duane V. Heldt	1601809C	018	Even	4/11/2024	2024-1006570	\$1,787.99
6751957	James Carrington Brown, III and Carol Gail Brown, Trustees	1602535C	025	Even	4/11/2024	2024-1006571	\$1,787.99
6752308	Greg Allan Dragon and Carrie Jane Dragon	1600115A	001	Annual	4/11/2024	2024-1006572	\$2,075.53
6752620	Judith L. Walters	1600240A	002	Annual	4/11/2024	2024-1006573	\$2,451.31