

APN: 1319-30-644-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

DOUGLAS COUNTY, NV	2024-1010626
Rec:\$40.00	
\$40.00 Pgs=7	08/01/2024 09:05 AM
WILSON TITLE SERVICES	
SHAWNYNE GARREN, RECORDER	

FORECLOSURE BATCH NO.: AUG 2024 MNT SALES RTPOA37

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 4/18/2024 as Instrument No. 2024-1006807 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, August 23, 2024 @ 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 400 Ridge Club 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: 8/3/2024, 8/10/2024 and 8/17/2024

Dated: 7/29/2024

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

BY:

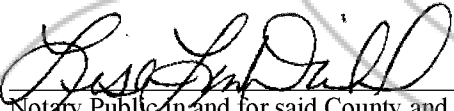

Beth M. Cary, Authorized Signer

STATE OF Nevada

COUNTY OF Clark

On 7/29/2024 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

Lisa Lou Diehl
My Commission Expires 02/13/2025

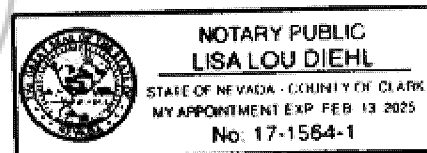


EXHIBIT "B"
LEGAL DESCRIPTION
Ridge Tahoe (Lot 37)

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
- (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 Number	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	Season	Recording Date	Lien Recording	Last 3-digits APN	Estimated Bid
6738094	Jose F. Paz, Jr. and Lourdes O. Paz	3704828C	048	Even	Prime	9/21/2022	2022-989947	011	\$11,982.28
6739447	Dean B. Hildreth and Diana K. Hildreth	3714322B	143	Odd	Prime	9/21/2022	2022-989940	051	\$27,229.10
6740099	Rene S. Garcia and Martha Garcia	3714543B	145	Odd	Swing	9/21/2022	2022-989946	053	\$13,106.08
6740223	Kevin L. Mitchell and Judy A. Mitchell	3705734A	057	Annual	Prime	9/21/2022	2022-990064	022	\$6,169.62
6740903	Arlene K. Melcher and Charlene G. Frank	3716935B	169	Odd	Prime	9/21/2022	2022-989973	078	\$14,229.78
6741293	Dianne A. Tejada and David J. Cruz	3720037B	200	Odd	Prime	9/21/2022	2022-989976	111	\$11,608.72
6741511	Salvador Duarte, Jr. and Michael C. Leaverton	3706413A	064	Annual	Prime	9/21/2022	2022-990073	029	\$5,516.94
6741795	Michael T. O'Connell and Kathleen A. Page	3715125B	151	Odd	Prime	9/21/2022	2022-989962	059	\$14,229.78

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	Season	Recording Date	Lien Recording	Last 3-digits APN	Estimated Bid
6742094	Michele Dudley and Grady L. Williams	3706647A	066	Annual	Swing	9/21/2022	2022-990079	031	\$8,155.12
6742671	Valerie A. Rahm	3706928B	069	Odd	Prime	9/21/2022	2022-989982	036	\$2,953.90
6742949	Jeff L. Bailor and Adelaide C. Bailor	3715726B	157	Odd	Prime	9/21/2022	2022-989985	065	\$14,229.78
6743003	Brian Trevino and Vanessa Trevino	3704046B	040	Odd	Swing	9/21/2022	2022-989988	002	\$14,229.78
6743283	Francisco G. Venegas and Victoria O. Venegas	3704248B	042	Odd	Swing	9/21/2022	2022-989991	004	\$14,229.78
6743287	Jorge Luis Fuenzalida and Maria Fuenzalida	3704251B	042	Odd	Swing	9/21/2022	2022-989993	004	\$3,599.44
6743600	Ernesto G. Alvear and Thelma Trevino	3717114B	171	Odd	Prime	9/21/2022	2022-989995	080	\$10,811.59
6743811	Rosa E. Gonzalez and Araceli Martin	3707429B	074	Odd	Prime	9/21/2022	2022-989998	041	\$19,281.05
6743844	John Schofield and Darla Schofield	3707744A	077	Annual	Swing	9/21/2022	2022-990103	044	\$10,451.12

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	Season	Recording Date	Lien Recording	Last 3-digits APN	Estimated Bid
6743983	Brenda K. Foster and Brenda Lebsack	3704520C	045	Even	Prime	9/21/2022	2022-990000	007	\$11,454.46
6750691	Derrick A. Casey	3718936A	189	Annual	Prime	9/21/2022	2022-990135	099	\$16,317.33
6752346	Charles N. Sifuentes	3719424C	194	Even	Prime	9/21/2022	2022-990030	105	\$7,174.41
6752361	Arthur H. Richardson and Kim M. Richardson	3719445C	194	Even	Swing	9/21/2022	2022-990031	105	\$4,187.91
6752679	Gustavo Ortega and Luz Ortega and Ruben Enriquez and Miriam Enriquez	3719539A	195	Annual	Swing	9/21/2022	2022-990150	106	\$5,516.66
6759787	Jaime Alexander Ingram	3715144A	151	Annual	Swing	9/21/2022	2022-990166	059	\$5,516.94
6761110	Michelle G. Bannah	3716621A	166	Annual	Prime	9/21/2022	2022-990167	075	\$5,516.94
6739621	Lynn N. Burke	3705420B	054	Odd	Prime	9/21/2022	2022-989942	017	\$14,229.78
6744125	Raymond P. Kavanagh and Donna J. Kavanagh	3704603A	046	Annual	Prime	9/21/2022	2022-990107	008	\$10,962.08

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Year Use Frequency	Season	Recording Date	Lien Recording	Last 3-digits APN	Estimated Bid
6744255	Plummer E. Walker III and Sharlee M. Walker	3716348C	163	Even	Swing	9/21/2022	2022-990002	072	\$27,000.89
6744489	Don Dunagan and Susan Dunagan	3720432B	204	Odd	Prime	9/21/2022	2022-990005	115	\$2,812.68
6747568	John H. White	3717811A	178	Annual	Prime	9/21/2022	2022-990125	088	\$7,365.54
6752753	Ezra Franklin and Audrey C. Franklin and Freddie M. Medlock	3719653C	196	Even	Prime	9/21/2022	2022-990033	107	\$11,918.86