

DOUGLAS COUNTY, NV

2024-1010627

Rec:\$40.00

\$40.00

Pgs=6

08/01/2024 09:05 AM

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

APN: 1319-30-712-SeeExhibit "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.: AUG2024 MNT SALES RCPOA

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 CREST 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 **4/24/2024** as Instrument No. **2024-1006995** 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 415 Tramway Drive, Stateline, NV 89449**

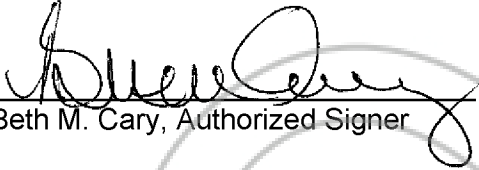
Said sale will be made without covenant or warranty, express or implied, as to title possession or encumbrances to satisfy the unpaid balance due on the Claim(s) of Lien for Delinquent Assessment, as shown on Exhibit "A", plus may include accrued interest thereon, the estimated costs, expenses and advances 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: 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 Crest 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

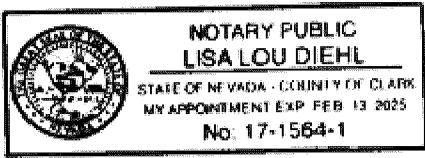


EXHIBIT "B"
LEGAL DESCRIPTION
Ridge Crest (Lot 49)

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

Those certain timeshare estates listed on Exhibit A, as said timeshare estate is defined in the Declaration of Timeshare Covenants, Conditions and restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of the Official Records, Douglas County Nevada, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), each timeshare estate comprised of:

PARCEL 1:

For Annual interests a One (1) undivided 1/51st interest with each interest having a 1/51st interest; or for Bi-Annual interest a One (1) undivided 1/102nd interest with each interest having a 1/102nd interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) Unit No. See Exhibit A as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 2:

a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a 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" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-631- See Exhibit A
Interval ID: See Exhibit A

EXHIBIT "A"

SCHEDULE OF TIMESHARE OWNERSHIP INTERESTS

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Last 3-digits APN	Year Use Frequency	Recording Date	Lien Recording	Estimated Bid
6745716	Vincent W. Converse and P.J. Converse	4920712A	207	016	Annual	7/14/2022	2022-987282	\$2,911.05
6747351	Victor Sanchez and Zofilia Urquizo	4930537A	305	024	Annual	7/14/2022	2022-987293	\$2,911.05
6747615	Charles E. Trapp	4930637A	306	025	Annual	7/14/2022	2022-987296	\$3,001.05
6747826	Harold F. Parker	4930720A	307	026	Annual	7/14/2022	2022-987297	\$2,674.44
6747836	Robert J. Young and M. Carolyn Young	4930739A	307	026	Annual	7/14/2022	2022-987299	\$2,291.68
6764018	Shawn Meyers	4910350B	103	003	Odd	7/14/2022	2022-987325	\$1,479.75
6744371	Virginia Eveland	4910837A	108	008	Annual	4/10/2024	2024-1006489	\$4,885.27

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Last 3-digits APN	Year Use Frequency	Recording Date	Lien Recording	Estimated Bid
6744827	Robert L. Spellman	4930113A	301	019	Annual	4/10/2024	2024-1006490	\$4,885.27
6745291	James J. Hosang and Robin R. Rau-Hosang	4920320A	203	012	Annual	4/10/2024	2024-1006491	\$4,885.27
6745372	Willie J. Woods and Lula Brooks Woods	4920411A	204	013	Annual	4/10/2024	2024-1006492	\$4,885.27
6746178	Mark R. Phillips and Magdalena E. Phillips	4920904A	209	018	Annual	4/10/2024	2024-1006494	\$4,729.64
6746979	W. Frederick Sampson	4930332A	303	021	Annual	4/10/2024	2024-1006495	\$4,885.27
6747225	David A. Roberts and Johnna M. Roberts	4930436A	304	022	Annual	4/10/2024	2024-1006496	\$4,844.81
6747833	Anant Khundanpur	4930735A	307	026	Annual	4/10/2024	2024-1006497	\$3,593.69
6747921	Tim R. Garrett and Rick Christanson	4930747A	307	026	Annual	4/10/2024	2024-1006498	\$3,321.03
6748023	Barbara Morelock	4930828B	308	027	Odd	7/14/2022	2022-987326	\$12,485.43

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Last 3-digits APN	Year Use Frequency	Recording Date	Lien Recording	Estimated Bid
6748024	Bill Pollock and Patti Pollock	4930828C	308	027	Even	4/10/2024	2024-1006500	\$3,193.51
6748231	Barbara A. Morelock	4910137A	101	001	Annual	7/14/2022	2022-987302	\$24,715.61
6754091	Rick D. Walker and Dena L. Goodman	4910126A	101	001	Annual	4/10/2024	2024-1006501	\$4,682.97
6758249	Francisco Xavier Garagarza Azcarte and Paul Keith Hyde, Trustee UAD 12/1/2005	4930212A	302	020	Annual	4/10/2024	2024-1006502	\$4,885.27
6817314	Ricardo Chaparro	4930430A	304	022	Annual	4/10/2024	2024-1006503	\$4,794.17
6875884	Bill Biggs and Carol Biggs	4920129A	201	010	Annual	4/10/2024	2024-1006504	\$4,794.17
6745656	The Heirs and Devisees of Ronald O. Anderson	4920623B	206	015	Odd	7/14/2022	2022-987317	\$1,479.75
6746087	Michael C. Ames and Susan L. Ames	4920830A	208	017	Annual	7/14/2022	2022-987284	\$2,911.05
6746341	Timothy L. Dungan and Marilyn R. Dungan	4920922C	209	018	Even	4/8/2024	2024-1006456	\$3,193.51