

DOUGLAS COUNTY, NV

2024-1010657

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\$40.00 Pgs=6

08/02/2024 08:17 AM

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

APN: 1319-30-519-<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.: AUG 2024 SALES RVPOA

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 RIDGEVIEW 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 **5/22/2024** as Instrument No. **2024-1008384** 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 at 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 311 Tramway Drive, Stateline, NV 89449**

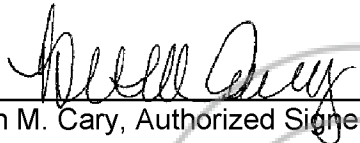
Said sale will be made without covenant or warranty, express or implied, as to title possession or encumbrances to satisfy the unpaid balance due on the Claim(s) of Lien for Delinquent Assessment, as shown on Exhibit "A", plus may include accrued interest thereon, the estimated costs, expenses and advances 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: 7/30/2024


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

BY: 
Beth M. Cary, Authorized Signer

STATE OF Nevada
COUNTY OF Clark

On 7/30/2024, 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

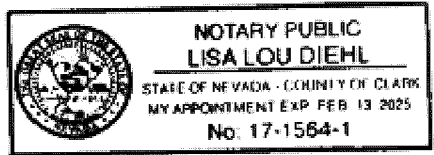


EXHIBIT "B"
LEGAL DESCRIPTION
Ridge View (Lot 50)

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 Ridgeview. recorded December 21, 1984 in Book 1284, Page 1993, as Document No. 111558 of the Official Records, Douglas County, as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), which timeshare estate comprised of:

Parcel 1:

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:

- (A) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.
- (B) Unit No. See Exhibit A as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.

Parcel 2:

A non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

Parcel 3:

The exclusive right to use said 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" within the "See Exhibit A use season" as said quoted terms are defined in the Declaration of Covenants, Conditions and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".

A Portion of APN: 1319-30-519-See Exhibit A

As shown with 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	Season	Recording Date	Lien Recording	Estimated Bid
6745396	Deanne L. Lee	5000127A	001	001	Annual	Swing	7/14/2022	2022-987338	\$2,983.76
6745498	Jon H. Svendsen and Candace Svendsen	5000213A	002	002	Annual	Summer	7/14/2022	2022-987340	\$2,983.76
6745768	Paula Canavero and Mandy Stathos	5000531A	005	005	Annual	Swing	7/14/2022	2022-987342	\$2,983.76
6746905	Donald G. Thayer and Catherine B. Thayer and Monica Connolly	5000928A	009	009	Annual	Swing	7/14/2022	2022-987346	\$2,983.76
6749383	Joh H. Svendsen and Candace Svendsen	5002003A	020	020	Annual	Summer	7/14/2022	2022-987364	\$2,983.76
6749387	Delores L. Pretzer	5002010A	020	020	Annual	Summer	7/14/2022	2022-987365	\$2,983.76
6745366	Kevin L. Rogers and Kimberly E. Rogers	5002301A	023	023	Annual	Summer	4/10/2024	2024-1006508	\$4,415.05

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Last 3-digits APN	Year Use Frequency	Season	Recording Date	Lien Recording	Estimated Bid
6745497	Francis J. Pokigo, Jr. and Kathleen Look Pokigo, Co-Trustees	5000212A	002	002	Annual	Summer	7/14/2024	2022-987339	\$2,354.38
6745575	Frank Harbin and Anne C. Shen-Harbin	5000320A	003	003	Annual	Swing	4/10/2024	2024-1006509	\$2,705.06
6749543	Lynda Bell Jacobsen	5002230A	022	022	Annual	Swing	4/10/2024	2024-1006511	\$3,890.06
6749772	Joseph Michael Puskar and Jeanetta Marie Puskar	5002451A	024	024	Annual	Winter	4/10/2024	2024-1006513	\$3,790.06
6750049	Thomas Campbell and Ingrid Campbell	5002039A	020	020	Annual	Winter	4/10/2024	2024-1006514	\$3,890.06
6750136	Geoffrey Cunliffe and Joanna Cunliffe	5001440A	014	014	Annual	Winter	4/10/2024	2024-1006515	\$3,890.06
6746541	Mark Chalmers	5000822A	008	008	Annual	Swing	4/10/2024	2024-1006510	\$3,890.06
6750150	Mark Chalmers	5000219A	002	002	Annual	Swing	4/10/2024	2024-1006516	\$3,890.06
6745182	Jack N. Chancellor and Janice A. Chancellor	5002116A	021	021	Annual	Summer	4/10/2024	2024-1006521	\$3,890.06

Contract Number	Reputed Owner(s)	Inventory control number	Unit	Last 3-digits APN	Year Use Frequency	Season	Recording Date	Lien Recording	Estimated Bid
6745765	James F. Hamilton and Brenda A. Hamilton	5000514A	005	005	Annual	Summer	4/10/2024	2024-1006522	\$3,890.06
6749768	Thomas J. Dirkes	5002442A	024	024	Annual	Winter	4/10/2024	2024-1006523	\$3,890.06