

DOUGLAS COUNTY, NV

2024-1011205

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08/21/2024 08:46 AM

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

APN#: 1319-30-643-005

**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

Contract#/ICN: 6738424 / 2800533A

**CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS**

(The Ridge Tahoe Resort- Ridge Tahoe Property Owners' Association)

This CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS is being given to

**DENNIS R. SEXTON and VIRGINIA M. SEXTON**

that Ridge Tahoe Property Owners' Association, a Nevada nonprofit corporation ("Association"), is owed assessments in the amount of \$6,299.52 with interest and fees, which are past due pursuant to Declaration of Timeshare 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, and as may be amended, supplemented, and amended and restated from time to time (collectively the "Declaration");

That the Time Share to be charged with a lien for payment of these respective claims is for a timeshare located on all that certain real property situated in the County of Douglas, State of Nevada, and more particularly described in Exhibit "A" attached hereto. Being a timeshare interest in Lot 28 Unit 005 of the Ridge Tahoe Resort with Annual use frequency, having and inventory control number of 2800533A.

The Property Address is: **Timeshare located at The Ridge Tahoe, 400 Ridge Club Drive, Stateline, NV 89449.**

WHEREFORE, **Wilson Title Services, LLC** is hereby appointed the authorized Agent for the **Association** for the purpose of conducting a non-judicial sale to enforce this lien pursuant to the provisions of N.R.S. 119A.550 and N.R.S. 119A.560 and N.R.S. 117.070 and any amendments thereto.

Additional monies shall accrue under this claim at the rate of the claimant's monthly, annual, semi-annual, quarterly or special assessments, plus permissible late charges, costs of collection and interest, if any, that shall accrue subsequent to the date of this notice.

To find out the total amount required to satisfy this lien, please contact:  
Ridge Tahoe Property Owners' Association  
c/o Holiday Inn Club Vacation Incorporated  
9271 S. John Young Parkway  
Orlando, Florida 32819  
Capital Management Department at 866-714-8679, ext. 4876

Dated: August 20, 2024

Ridge Tahoe Property Owners' Association,  
a Nevada non-profit corporation

By:   
Beth M. Cary, Authorized Signer for  
Wilson Title Services, LLC, Authorized Agent

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Nevada )  
  )  
COUNTY OF Clark )

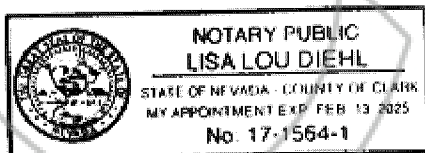
On August 20, 2024, before me, Lisa Lou Diehl, personally appeared, Beth M. Cary, Authorized Signer for Wilson Title Services, LLC, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
NOTARY PUBLIC

Printed name: Lisa Lou Diehl

My commission expires: 2/13/2025



**EXHIBIT “A”  
LEGAL DESCRIPTION**

Ridge Tahoe (Lot 28)

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:

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 1/50th interest in and to Lot 28 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 1 through 50 (inclusive) as shown on said map; and

(B) Unit No. 005 as shown and defined on said map; 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 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, 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 28 only, for one week each year in accordance with said Declarations.

A Portion of APN: 1319-30-643-005

As shown with Interval Id # 2800533A

Ridge Tahoe (Lot 28 – Annual)