

OFFICIAL RECORD

Requested By:

STEWART TITLE

A portion of APN 1319-30-644-<See Exhibit 'A'>

RECORDING REQUESTED BY:  
Stewart Vacation Ownership

Douglas County - NV  
Karen Ellison - Recorder

WHEN RECORDED MAIL TO:  
Stewart Vacation Ownership  
10 Graves Dr.  
Dayton, NV 89423

Page: 1 Of 5 Fee: 68.00  
BK-1209 PG- 4298 RPTT: 0.00



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**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER  
CLAIM OF LIEN FOR UNPAID ASSESSMENTS**

**IMPORTANT NOTICE**

**WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN  
THIS NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE  
AMOUNT IS IN DISPUTE!**

NOTICE IS HEREBY GIVEN:

WHEREAS, THE RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION is granted under the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe ('Declaration'), recorded on February 14, 1984, as Document No. 96758 in Book 284 at Page 5202, Official Records, Douglas County, Nevada, a lien in its favor with the power of sale, to secure payment to THE RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION of any and all assessments made pursuant to said Declaration; and

WHEREAS, THE RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION caused to be recorded on November 6, 2009, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. <See Exhibit 'A'>, in Book 1109, at Page <See Exhibit 'A'>, a Notice of Claim of Lien for delinquent assessments, encumbering that certain real property situated in the County of Douglas, State of Nevada, more particularly described in <See Exhibit 'A'> attached hereto and incorporated herein by this reference, and

WHEREAS, the name of the record owner of the real property is <See Exhibit 'A'>; and

WHEREAS, a breach of the obligations for which the Claim of Lien is security has occurred in that default in annual assessment payments, in the amount of <See Exhibit 'A'> due January 10, 2008 and/or January 10, 2009, have not been made, and <See Exhibit 'A'> in interest charges, and the amounts for the fees and costs incurred in the preparation and filing, have not been made pursuant to the declaration.

NOTICE IS HEREBY GIVEN that the undersigned has elected to sell, or cause to be sold, the real property described in said <See Exhibit 'A'> to satisfy all obligations and the undersigned has duly appointed **Stewart Title Guaranty Company, A Texas corporation** as the Authorized Agent to undertake the non-judicial sale of the herein described time share interest, pursuant to the Claim of Lien.

The sale of all said <See Exhibit 'A'> real property will not occur if payment of the total of all outstanding assessments is made, together with payment of costs, fees and expenses incident to the making good of the deficiency of payment, if paid within 60 days following the day upon which this Notice of Default and Election to Sell is recorded in the Office of the County Recorder in which the property is located and a copy of



EXHIBIT 'A'  
THE RIDGE TAHOE

Reputed Owner	Account No.	Lien Doc. Number	Lien Page	Unit No.	Use Year	Assessor's Parcel No.	Legal Desc. Exhibit	Delinquent Assessment	Interest Charges
BARNACHEA, Eugene A. Jr. and Geraldine T.	37-059-26-01	753544	1778	059	Every	024	Exhibit B	\$884.00	\$106.08
BAUTISTA, Ricardo E.M. & Marissa O.	37-059-36-73	753545	1780	059	Odd	024	Exhibit C	\$884.00	\$106.08
CARPIO, John P. & Maria V.	37-065-44-72	753548	1786	065	Odd	030	Exhibit C	\$884.00	\$106.08
CHAMBERLAIN, Jack M.	37-058-50-01	753549	1788	058	Every	023	Exhibit B	\$884.00	\$106.08
CHEN, Shienkun J. & Fangyun L.	37-063-02-01	753550	1790	063	Every	028	Exhibit B	\$884.00	\$106.08
EPPS, Steven & Wendy	37-058-40-72	753551	1792	058	Odd	023	Exhibit C	\$884.00	\$106.08
ESTRIDGE, Frederick D. & Mary Lou	37-058-42-01	753552	1794	058	Every	023	Exhibit B	\$884.00	\$106.08
GREENWALD, Douglas & Tanya	37-170-43-01	753554	1798	170	Every	079	Exhibit B	\$884.00	\$106.08
JOHNSON, Francis Clyde & Deborah Michelle	37-190-01-73	753557	1804	190	Odd	100	Exhibit C	\$784.00	\$103.08
JONES, Gaylord V.	37-044-45-72	753558	1806	044	Odd	006	Exhibit C	\$884.00	\$106.08
LAWS, Ken	37-062-30-01	753559	1808	062	Every	027	Exhibit B	\$884.00	\$106.08
LICHTY, Matthew L.	37-047-19-02	753561	1812	047	Every	010	Exhibit B	\$884.00	\$106.08
LUCAS, Henry D.D.S.	37-188-35-01	753562	1814	188	Every	098	Exhibit B	\$884.00	\$106.08
LUCERO, Paul H.	37-059-44-72	753563	1816	059	Odd	024	Exhibit C	\$884.00	\$106.08
MARTIN, Sandra Denise	37-158-44-72	753564	1818	158	Odd	066	Exhibit C	\$784.00	\$101.58
MOORE, Ronald	37-060-38-02	753566	1822	060	Every	025	Exhibit B	\$884.00	\$106.08
MORGAN LYNCH, LLC	37-142-43-71	753567	1824	142	Odd	049	Exhibit C	\$884.00	\$106.08
PORTER, Jerry M.	37-053-44-02	753568	1826	053	Every	016	Exhibit B	\$884.00	\$106.08
ROLLIE, Craig A.	37-189-19-01	753569	1828	189	Every	099	Exhibit B	\$434.00	\$77.58
SCHIELE, Val R. & May-Jean	37-062-38-72	753570	1830	062	Odd	027	Exhibit C	\$884.00	\$106.08
DAVID L. SKINNER, LLC	37-175-50-01	753571	1832	175	Every	085	Exhibit B	\$884.00	\$106.08
YOUNG, Louis D. & Patricia D., Trustees	37-062-43-01	753572	1834	62	Every	027	Exhibit B	\$884.00	\$106.08

**EXHIBIT "B"**

**(37)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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 (B) Unit No. <See Attached> 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 Attached> "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-644-<See Attached>**

**EXHIBIT "C"**

**(37)**

**An undivided 1/102<sup>nd</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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 (B) Unit No. <See Attached> 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 the <See Attached> -numbered years in the <See Attached> "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-644-<See Attached>**