

DOC # 831842
10/09/2013 09:33AM Deputy: SG

OFFICIAL RECORD

Requested By:

Stewart Title Vacation Own

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 4 Fee: \$17.00

BK-1013 PG-1916 RPTT: 0.00



A portion of APN 1319-30-519- <See Exhibit 'A'>

RECORDING REQUESTED BY:

Stewart Vacation Ownership

WHEN RECORDED MAIL TO:

Stewart Vacation Ownership

10 Graves Dr.

Dayton, NV 89423

**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 VIEW PROPERTY OWNER'S ASSOCIATION is granted under the Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge View ('Declaration'), recorded on December 21, 1984, as Document No. 111558 in Book 1284 at Page 1993, and as amended in Book 385 at Page 961 as Document No. 114760 on March 13, 1985, Official Records, Douglas County, Nevada, a lien in its favor with the power of sale, to secure payment to THE RIDGE VIEW PROPERTY OWNER'S ASSOCIATION of any and all assessments made pursuant to said Declaration; and

WHEREAS, THE RIDGE VIEW PROPERTY OWNER'S ASSOCIATION caused to be recorded on **August 30, 2013**, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. <See Exhibit 'A'>, in Book **0813**, 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 'B'> 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 <See Exhibit 'A'>, 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 'B'> 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 'B'> 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 the Notice of Default and Election to Sell is mailed by certified mail with postage prepaid to the owner of the <See Exhibit 'B'> real property.

Dated: 9/26/13

THE RIDGE VIEW PROPERTY OWNER'S
ASSOCIATION, Nevada non-profit corporation

By: Resort Realty, LLC, a Nevada Limited Liability
Company, its Attorney-in-Fact

Marc B. Preston, Authorized Agent

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 9/26/13 by Marc B. Preston, the authorized signer of Resort Realty, LLC, as Nevada Limited Liability Company as Attorney-in Fact for The Ridge View Property Owner's Association, a Nevada non-profit corporation

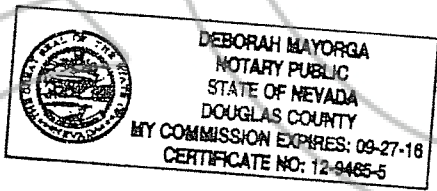

Notary Public



EXHIBIT 'A'
THE RIDGE VIEW

Reputed Owner	Account No.	Lien Doc. Number	Lien Page	Unit No.	Season	APN	Assessment Due Date	Delinquent Assessment	Interest Charges
ALANIS, Jose Antonio & Cecilia	50-011-39-02	829827	8412	011	Winter	011	1/10/2013	\$2,247.01	\$791.34
ALL THE WORLD TRAVEL, LLC.	50-010-20-03	829828	8414	010	Swing	010	1/10/2013	\$1,629.00	\$341.20
ALONSO, Kenneth W.	50-020-44-01	829829	8416	020	Winter	020	1/10/2013	\$1,629.00	\$341.20
ASPIAZU, Rudolph A.	50-021-11-02	829830	8418	021	Summer	021	1/10/2013	\$1,629.00	\$341.20
B.D. WILLIAMS, LLC.	50-007-04-02	829831	8420	007	Summer	007	1/10/2013	\$1,629.00	\$341.20
B.D. WILLIAMS, LLC.	50-008-15-01	829832	8422	008	Summer	008	1/10/2013	\$1,629.00	\$341.20
BAILEY, John R. & Elsie R.	50-014-15-02	829833	8424	014	Summer	014	1/10/2013	\$1,594.00	\$365.43
BANYARD, Charles	50-015-14-01	829834	8426	015	Summer	015	1/10/2013	\$1,629.00	\$341.20
BLACK, Sybil	50-015-30-02	829835	8428	015	Swing	015	1/10/2013	\$2,659.36	\$855.05
BRUCE, Derrick	50-015-46-02	829836	8430	015	Winter	015	1/10/2013	\$1,629.00	\$341.20
CAVANAUGH, Duncan P. & Gayle F.	50-022-10-01	829837	8432	022	Summer	022	1/10/2013	\$1,629.00	\$341.20
HAPIP, George F. & Ruth G., Trustee of the HAPIP FAMILY TRUST U/T/A, and									
HAPIP, Keith T. & Kelley, and									
HAPIP, Rodney & Carol, and									
GORTON, James & Cynthia	50-006-47-01	829838	8434	006	Winter	006	1/10/2013	\$1,629.00	\$341.20
HOLLEY, Melvin E. & Barbara A.	50-003-13-01	829839	8436	003	Summer	003	1/10/2013	\$1,629.00	\$341.20
HOLLEY, John E. & Cherise L.	50-015-07-02	829840	8438	015	Summer	015	1/10/2013	\$1,629.00	\$341.20
IHLING, Chris George & Elizabeth Anne	50-005-13-02	829841	8440	005	Summer	005	1/10/2013	\$1,629.00	\$341.20
JANSSON, Christine A.	50-013-51-01	829842	8442	013	Winter	013	1/10/2013	\$1,629.00	\$341.20
JONES, Kimberly L. & PARROTT, Heather R.	50-018-37-02	829843	8444	018	Winter	018	1/10/2013	\$1,629.00	\$341.20
KOHL, Donald P. & Pamela U.	50-006-02-01	829844	8446	006	Summer	006	1/10/2013	\$1,839.96	\$471.93
LEDGEWOOD, Robert G.	50-014-27-02	829845	8448	014	Swing	014	1/10/2013	\$1,629.00	\$341.20
LYDEN, Patrick A. & Janis R.	50-009-47-01	829846	8450	009	Winter	009	1/10/2013	\$1,629.00	\$341.20
MACDONALD, Terrie	50-021-32-02	829847	8452	021	Swing	021	1/10/2013	\$1,629.00	\$341.20
MAIZLAND, George T. & Olga M.	50-011-41-01	829848	8454	011	Winter	011	1/10/2013	\$1,629.00	\$341.20
MCLAUGHLIN, Terry M. & Lynn	50-010-22-01	829849	8456	010	Swing	010	1/10/2013	\$1,629.00	\$341.20
MILLAGE, Erika	50-024-06-01	829850	8458	024	Summer	024	1/10/2013	\$1,629.00	\$341.20
OLMSTEAD, Daryl S.	50-007-34-01	829852	8462	007	Winter	007	1/10/2013	\$1,629.00	\$341.20
OLMSTEAD, Daryl S.	50-007-35-01	829853	8464	007	Winter	007	1/10/2013	\$1,629.00	\$341.20
REED, Frank D. Sr.	50-010-45-01	829856	8470	010	Winter	010	1/10/2013	\$2,122.00	\$706.61
REED, Frank D. Jr. & REED, Phyllis L.	50-004-50-01	829857	8472	004	Winter	004	1/10/2013	\$1,629.00	\$341.20

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 THE RIDGE VIEW

REED, Frank D. Sr. & Phyllis L. and LENGL, Susan M.	50-011-45-01	829858	8474 011	Winter	011	1/10/2013	\$1,629.00	\$341.20
RUCKENSTEIN, Andrei E. & ROSCA, Georgiana M.	50-005-43-01	829859	8476 005	Winter	005	1/10/2013	\$1,629.00	\$341.20
SADA, Jaime Gutierrez	50-023-52-02	829860	8478 023	Winter	023	1/10/2013	\$1,629.00	\$341.20
SHORT, Ann H. & James L.	50-008-35-02	829861	8480 008	Winter	008	1/10/2013	\$1,703.00	\$498.97
STARLA MISSIONS, LLC.	50-018-07-02	829862	8482 018	Summer	018	1/10/2013	\$1,629.00	\$341.20
SULLIVAN, Michael D.	50-014-13-02	829863	8484 014	Summer	014	1/10/2013	\$1,509.00	\$341.20
UNITED KINGDOM TRAVEL, LLC.	50-017-43-03	829864	8486 017	Winter	017	1/10/2013	\$1,629.00	\$341.20
VAC WK, LLC.	50-018-41-01	829865	8488 018	Winter	018	1/10/2013	\$1,629.00	\$341.20
VICTOR, Braden & COOPER, Kimberly	50-024-43-03	829866	8490 024	Winter	024	1/10/2013	\$2,233.00	\$648.97
VOIGT, Charles F. & Anita E.	50-015-03-05	829867	8492 015	Summer	015	1/10/2013	\$1,629.00	\$341.20