

Doc Number: **0834362**

11/22/2013 11:44 AM

OFFICIAL RECORDS

Requested By:
STEWART TITLE

A portion of APN 1319-30-724-

RECORDING REQUESTED BY:
Stewart Vacation Ownership

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

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 7 Fee: \$ 20.00
Bk: 1113 Pg: 4880



Deputy: sd

**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 PROPERTY, 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 **October 18, 2013**, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. <See Exhibit 'A'>, in Book 1018, 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 by January 10, 2013, 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

the Notice of Default and Election to Sell is mailed by certified mail with postage prepaid to the owner of the
<See Exhibit 'A'> real property.

Dated: 11/13/13

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

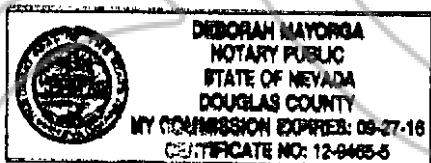
By: Resort Realty, LLC, a Nevada Limited Liability
Company, its Attorney-in-Fact



Marc B. Preston, Authorized Agent

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 11/13/13 by Marc B. Preston, the authorized signer of Resort Realty, LLC, as Nevada Limited Liability Company as Attorney-in Fact for The Ridge Tahoe Property Owner's Association, a Nevada non-profit corporation



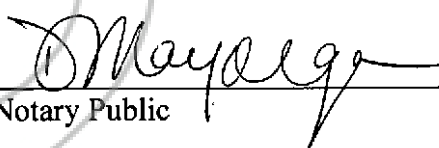

Notary Public

EXHIBIT 'A'
THE RIDGE TAHOE

Reputed Owner	Account No.	Lien Doc. Number	Lien Page	Unit No.	Use Year	Season	Legal Desc.	APN	Delinquent Assessment	Interest Charges
ADKINSON, Joseph & Linda	34-002-50-83	0832312	3872	002	Even	Swing	Exhibit C	002	\$ 915.00	\$302.06
BARKAS, George	34-031-33-82	0832313	3874	031	Even	Prime	Exhibit C	032	\$ 915.00	\$302.06
BOCEK, Joseph Jerome &										
SLUPPICK, Stacy A.	34-015-13-81	0832263	3774	015	Even	Prime	Exhibit C	016	\$ 915.00	\$302.06
BOSSERMAN, Martin W. & Patricia K. &										
SANCHEZ, Daniel & Helen Victoria	34-004-23-81	0832264	3776	004	Even	Prime	Exhibit C	004	\$ 915.00	\$302.06
CORLAY P, Nancy &										
CORLAY CLARK, E. Beatriz &										
CLARK, Russell F. & Beatriz	34-004-43-82	0832265	3778	004	Even	Swing	Exhibit C	004	\$ 915.00	\$302.06
DEWITT, James C. & Rosa M.	34-033-48-81	0832266	3780	033	Even	Swing	Exhibit C	033	\$ 915.00	\$302.06
DILL, Cheryl A. &										
DILL, James O. & Christina M. and										
DILL, David P. & Sheila A.	34-002-26-01	0832267	3782	002	Annual	Prime	Exhibit B	002	\$ 942.00	\$141.30
DILL, Cheryl A. &										
DILL, James O. & Christina M. and										
DILL, David P. & Sheila A.	34-002-27-01	0832268	3784	002	Annual	Prime	Exhibit B	002	\$ 942.00	\$141.30
FLYNN, Sylvia S.	34-030-38-02	0832269	3786	030	Annual	Swing	Exhibit B	031	\$ 1,052.00	\$255.26
JOHNSON, Reid S. & Sharon Jo	34-038-20-01	0832271	3790	038	Annual	Prime	Exhibit B	039	\$ 825.00	\$123.80
KAKIMOTO, William M. & Churee, Trustees of the KAKIMOTO FAMILY										
TRUST dated December 15, 1987	34-034-09-02	0832272	3792	034	Annual	Prime	Exhibit B	035	\$ 1,058.00	\$158.70
KEENE, Kevin M. & OBOZIAN, Angel M.	34-013-43-01	0832273	3794	013	Annual	Swing	Exhibit B	014	\$ 942.00	\$141.30
KRAMER, Philip A. & Kerry E.	34-021-49-81	0832274	3796	021	Even	Swing	Exhibit C	022	\$ 915.00	\$302.06
LARSON, Robert P.	34-036-05-01	0832275	3798	036	Annual	Prime	Exhibit B	037	\$ 825.00	\$123.80
CHAN, Simon Shu-Kung &										
LEE, Violet Wai-Sheung	34-021-01-01	0832276	3800	021	Annual	Prime	Exhibit B	022	\$ 942.00	\$141.30
LIBERTY INNOVATIONS, LLC.	34-016-47-01	0832278	3804	016	Annual	Swing	Exhibit B	017	\$ 942.00	\$141.30

EXHIBIT 'A'
 THE RIDGE TAHOE

LINDGREN, Paul E, Trustee BEN										
EDWARD LINDGREN IRREVOCABLE TRUST, and Trustee JOSH DANIEL										
LINDGREN IRREVOCABLE TRUST and Trustee KARLY JEAN LINDGREN										
IRREVOCABLE TRUST, and Trustee TODD EDWARD LINDGREN										
IRREVOCABLE TRUST	34-024-28-01	0832279	3806	024	Annual	Prime	Exhibit B	025	\$ 942.00	\$141.30
MARTIN, Deborah G.	34-003-28-81	0832280	3808	003	Even	Prime	Exhibit C	003	\$ 915.00	\$302.06
MCDONALD, W. Louis	34-017-31-81	0832282	3812	017	Even	Prime	Exhibit C	018	\$ 915.00	\$302.06
MITCHELL, Jesse D. & AVERY-MITCHELL, Andrea D.	34-012-12-02	0832283	3814	012	Annual	Prime	Exhibit B	013	\$ 942.00	\$141.30
MOUNTAIN SPIRIT HABITAT FOR HUMANITY	34-028-28-02	0832284	3816	028	Annual	Prime	Exhibit B	029	\$ 942.00	\$141.30
MUNOZ, Frank & Lilly NIGHTINGALE, Robert Ray & GAY, Kathleen Moore	34-018-40-73	0832285	3818	018	Odd	Swing	Exhibit C	019	\$ 942.00	\$141.30
NIXON FAMILY TRUST, LLC	34-003-03-72	0832287	3822	003	Odd	Prime	Exhibit C	003	\$ 942.00	\$141.30
ODELL, Barbara S.	34-017-38-82	0832288	3824	017	Even	Swing	Exhibit C	018	\$ 915.00	\$302.06
OTERO, Alfred & Amada, & OTERO, Alfred Aurelio, & OTERO, Armida Dolores & OTERO, Amada Maria & OTERO, Anthony Andrew & PEREZ, John J. Jr. & Josephine & PEREZ, Joseph A., & PEREZ, Jerome G. & PEREZ, James	34-009-08-01	0832290	3828	009	Annual	Prime	Exhibit B	010	\$ 942.00	\$141.30
POTTS, Richard Lee & Janice Louise	34-015-35-01	0832291	3830	015	Annual	Prime	Exhibit B	016	\$ 1,737.34	\$418.16
NORMAN, Robert R. & RAIGH, Rhona H.	34-036-51-01	0832292	3832	036	Annual	Swing	Exhibit B	037	\$ 825.00	\$123.80
REED, James Michael & Jamie Dee	34-003-29-83	0832293	3834	003	Even	Prime	Exhibit C	003	\$ 915.00	\$302.06
REVELO, Diana	34-037-40-02	0832294	3836	037	Annual	Swing	Exhibit B	038	\$ 825.00	\$123.80
REYNOLDS, Devin W. & Donna John	34-010-16-73	0832295	3838	010	Odd	Prime	Exhibit C	011	\$ 942.00	\$141.30
RIKHY, Sudeep Singh	34-011-50-81	0832296	3840	011	Even	Swing	Exhibit C	012	\$ 915.00	\$382.10
RIOS, David A. & Cheri L.	34-007-47-02	0832297	3842	007	Annual	Swing	Exhibit B	008	\$ 942.00	\$141.30
ROMERO, Sandra	34-018-43-04	0832298	3844	018	Annual	Swing	Exhibit B	019	\$ 1,101.00	\$422.56
SOLOMON, Thomas C. & Linda E.	34-008-27-82	0832300	3848	008	Even	Prime	Exhibit C	009	\$ 915.00	\$302.06

EXHIBIT A
 THE RIDGE TAHOE

SPECHT, Vincent M. & Joanne M., Trustees of the FAMILY TRUST dated January 30, 2006												
34-030-40-03	0832302	3852	030	Annual	Swing	Exhibit B	031	\$	942.00	\$141.30		
34-035-21-03	0832303	3854	035	Annual	Prime	Exhibit B	036	\$	825.00	\$123.80		
TIMESHARE TRADE INS. & EAKER, Caleb V. & Doria A., Trustees of the FAMILY TRUST OF CALEB V EAKER AND DORIA A. EAKER dated May 15, 1995												
34-020-31-01	0832304	3856	020	Annual	Prime	Exhibit B	021	\$	942.00	\$141.30		
34-017-20-02	0832305	3858	017	Annual	Prime	Exhibit B	018	\$	942.00	\$141.30		
34-013-23-05	0832306	3860	013	Annual	Prime	Exhibit B	014	\$	942.00	\$141.30		
34-003-08-73	0832307	3862	003	Odd	Prime	Exhibit C	003	\$	942.00	\$141.30		
34-012-26-01	0832308	3864	012	Annual	Prime	Exhibit B	013	\$	942.00	\$141.30		
34-029-39-01	0832309	3866	029	Annual	Swing	Exhibit B	030	\$	942.00	\$141.30		
34-004-03-73	0832310	3868	004	Odd	Prime	Exhibit C	004	\$	942.00	\$141.30		
34-031-34-01	0832311	3870	031	Annual	Prime	Exhibit B	032	\$	942.00	\$141.30		

EXHIBIT "B"

(34)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38th interest in and to Lot 34 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 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. <See Exhibit 'A'> 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 the same unit type conveyed, in Lot 34 only, for one week each year in the <See Exhibit 'A'> "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-724-<See Exhibit 'A'>

EXHIBIT "C"
(34)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38th interest in and to Lot 34 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 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. <See Exhibit 'A'> 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 the same unit type, in Lot 34 only, for one week every other year in <See Exhibit 'A'> -numbered years in the <See Exhibit 'A'> "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-724-<See Exhibit 'A'>