

DOC # 836109  
12/30/2013 12:26PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
Stewart Title Vacation Own  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 8 Fee: \$21.00  
BK-1213 PG-5228 RPTT: 0.00



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

RECORDING REQUESTED BY:  
Stewart Vacation Ownership

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

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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 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 **November 22, 2013**, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. <See Exhibit 'A'>, in Book 1113, 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: 12/20/13

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 12/20/13 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

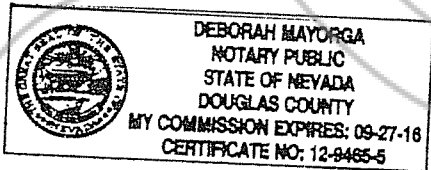
  
\_\_\_\_\_  
Notary Public

EXHIBIT A  
THE RIDGE TAHOE

Reported Owner	Account No.	Lien Doc. Number	Lien Page	Unit No.	Use Year	Use Season	Assessor's Parcel No.	Legal Desc. Exhibit	Delinquent Assess.	Interest Charges
ABBULONE, Rosa & Rosolino	37-203-51-81	834364	4889	203	Even	Swing	114	C	\$915.00	\$315.79
ALEXANDER, Dr. Florence Hicks	37-077-30-01	834365	4891	077	Every	Prime	044	B	\$942.00	\$155.43
ANKLAM, Hans C.	37-154-35-71	834366	4893	154	Odd	Prime	062	C	\$942.00	\$155.43
ARGOTI, Rodrigo F. & Silvana N.	37-157-50-01	834367	4895	157	Every	Swing	065	B	\$942.00	\$155.43
BAKER, Benny J.	37-197-02-85	834368	4897	197	Even	Prime	108	C	\$915.00	\$315.79
BARAKAS, Cynthia A.	37-204-18-81	834369	4899	204	Even	Prime	115	C	\$915.00	\$284.44
BARAKAS, Yvonne	37-142-42-82	834370	4901	142	Even	Swing	049	C	\$915.00	\$315.79
BARNARD, David	37-061-45-82	834371	4903	061	Even	Swing	026	C	\$915.00	\$315.79
BARRAZA, John Alex & Cynthia Marie	37-049-38-81	834372	4905	049	Even	Swing	012	C	\$915.00	\$313.78
BELL, Stan & Peggy	37-181-23-81	834374	4909	181	Even	Prime	091	C	\$915.00	\$315.79
BELLINO, Sergio A. & Sallie M.	37-165-08-83	834375	4911	165	Even	Prime	074	C	\$915.00	\$315.79
BERAHMAND, Mary L.	37-044-47-81	834376	4913	044	Even	Swing	006	C	\$915.00	\$315.79
BERAHMAND, Mary L.	37-167-44-73	834377	4915	167	Odd	Swing	076	C	\$942.00	\$155.43
BERON, Christine S.	37-147-42-84	834378	4917	147	Even	Swing	055	C	\$915.00	\$315.79
BERTSCH, John & GOLDSTEIN, Lisa	37-187-20-71	834379	4919	187	Odd	Prime	097	C	\$942.00	\$155.43
BHOJWANI, Sudhir M. &										
CUPPER, Allison	37-184-48-72	834380	4921	184	Odd	Swing	094	C	\$3,486.00	\$2,360.79
BIRDWELL, Michael J. & Cheryl T.	37-144-45-81	834381	4923	144	Even	Swing	052	C	\$915.00	\$315.79
BLAETTLER, Roger A. &										
WILSON, Rosa L.	37-045-38-81	834382	4925	045	Even	Swing	007	C	\$915.00	\$315.79
BORROMEO, Luz E. & Glenn J.	37-173-22-81	834383	4927	173	Even	Prime	082	C	\$915.00	\$315.79
BOSWELL, Carl H. & LaRue L., Trustee of the BOSWELL REVOCABLE										
LIVING TRUST dated May 3, 1985	37-195-40-82	834384	4929	195	Even	Swing	106	C	\$915.00	\$315.79
BROWN, Antonio	37-156-44-81	834385	4931	156	Even	Swing	064	C	\$915.00	\$315.79
BRYMAN, Arnold & LATHAM, Louise E.	37-155-29-01	834386	4933	155	Every	Prime	063	B	\$921.23	\$152.02
BUTTS, Thomas Edward & Amy Marie	37-178-44-81	834387	4935	178	Even	Swing	088	C	\$915.00	\$315.79
CANADA, Carl R. & Linda H.	37-158-26-81	834388	4937	158	Even	Prime	066	C	\$915.00	\$315.79



EXHIBIT 'A'  
THE RIDGE TAHOE

CHARGOIS, Tony G. & Michelle A.	37-051-28-81	834389	4939	051	Even	Prime	014	C	\$915.00	\$315.79
COMUS LAND TRUST, LLC.	37-180-17-82	834390	4941	180	Even	Prime	090	C	\$915.00	\$315.79
CRUZ, Eusebio A. & Elvira A., Trustee of the EUSEBIO A. CRUZ AND ELVIRA A. CRUZ REVOCABLE TRUST, dated January 16, 1998	37-055-44-81	834391	4943	055	Even	Swing	020	C	\$915.00	\$315.79
DAVIS, Robert W. & Sandra L. and KIRILUK, Alex & Lousie	37-184-13-02	834392	4945	184	Every	Prime	094	B	\$942.00	\$155.43
DEANDA, Joseph A.	37-046-32-71	834393	4947	046	Odd	Prime	008	C	\$942.00	\$155.43
DELLS VACATION HOLDING, LLC.	37-150-48-72	834394	4949	150	Odd	Swing	058	C	\$942.00	\$155.43
DINI, John J. & Debra A.	37-181-45-81	834395	4951	181	Even	Swing	091	C	\$915.00	\$315.79
DUVAL, James	37-076-48-83	834396	4953	076	Even	Swing	043	C	\$915.00	\$315.79
EIDSNNESS, Eric & ROBINSON, Sherrie	37-193-45-81	834397	4955	193	Even	Swing	104	C	\$915.00	\$315.79
ELLERBY, Katherine	37-047-26-81	834398	4957	047	Even	Prime	010	C	\$915.00	\$315.79
ELLIOTS WORLD, LLC.	37-071-07-83	834399	4959	071	Even	Prime	038	C	\$915.00	\$315.79
FISHER, Ken M. & Laura L.	37-072-43-81	834400	4961	072	Even	Swing	039	C	\$915.00	\$315.79
FOOTE, Gregory & CHIN-FOOTE, Cynthia J.	37-153-42-81	834401	4963	153	Even	Swing	061	C	\$615.00	\$236.29
GLAZIER, Eric & Adelheid S.	37-055-46-82	834402	4965	055	Even	Swing	020	C	\$915.00	\$315.79
GLENN, Julie A.	37-158-37-81	834403	4967	158	Even	Prime	066	C	\$915.00	\$315.79
GREENE, Retlaw S. & Deronza D.	37-063-15-02	834404	4969	063	Every	Prime	028	B	\$2,751.00	\$1,300.19
GUREWITZ, Marvin	37-199-42-81	834405	4971	199	Even	Swing	110	C	\$915.00	\$315.79
HAMMANN, Sharon	37-061-43-81	834406	4973	061	Even	Swing	026	C	\$915.00	\$315.79
HATCHER, David R. & BYRD, Georgia L.	37-150-47-02	834407	4975	150	Every	Swing	058	B	\$1,251.00	\$554.93
HICKS, Lawrence J. & Pamela W.	37-060-48-81	834408	4977	060	Even	Swing	025	C	\$915.00	\$315.79
HUMPHREY, Paul R. & Joan L.	37-080-43-82	834409	4979	080	Even	Swing	047	C	\$915.00	\$315.79
IMA, Robert T. & Donna M.	37-157-29-81	834410	4981	157	Even	Prime	065	C	\$915.00	\$315.79
JAEKLE, Susan W. & WOTTON, Richard C.	37-167-07-01	834411	4983	167	Every	Prime	076	B	\$942.00	\$155.43
JERDE, Duane D. & Bette E.	37-061-30-71	834412	4985	061	Odd	Prime	026	C	\$942.00	\$155.43
JONES, Marcus E.	37-190-32-72	834413	4987	190	Odd	Prime	100	C	\$942.00	\$155.43
JONES, Theodore R. & Sylvia L.	37-167-45-71	834414	4989	167	Odd	Swing	076	C	\$942.00	\$141.30
JUST PARE HOLDINGS, LLC.	37-172-12-83	834415	4991	172	Even	Prime	081	C	\$915.00	\$315.79





EXHIBIT 'A'  
THE RIDGE TAHOE

KALBERER, Martin & Elina	37-069-29-81	834417	4995	069	Even	Prime	036	C	\$915.00	\$315.79
KEAN, Sharon	37-200-43-81	834419	4999	200	Even	Swing	111	C	\$915.00	\$315.79
KENT, Andrea F.	37-042-41-71	834420	5001	042	Odd	Swing	004	C	\$942.00	\$155.43
KNOTT, Dorothy M. & THUN, Betty J.	37-192-47-71	834421	5003	192	Odd	Swing	103	C	\$942.00	\$155.43
KOEHLER, Teri Lynne & Gene A.	37-188-48-81	834422	5005	188	Even	Swing	098	C	\$915.00	\$315.79
KRAMER, Philip & Kerry	37-061-39-73	834423	5007	061	Odd	Swing	026	C	\$942.00	\$155.43
LACROSSE, Kenneth A. & Lynette I.	37-142-20-01	834424	5009	142	Every	Prime	049	B	\$942.00	\$155.43
LAND, James K. III &										
ANGELL, Carolyn E.	37-175-32-01	834425	5011	175	Every	Prime	085	B	\$942.00	\$155.43
LAYUG, Danny C.	37-155-47-81	834426	5013	155	Even	Swing	063	C	\$915.00	\$315.79
LEE, Robert E. & Sarah E.	37-060-05-02	834427	5015	060	Every	Prime	025	B	\$942.00	\$155.43
LEONETTI, Shon & Susan	37-191-50-73	834428	5017	191	Odd	Swing	102	C	\$942.00	\$155.43
LOCKHART, William &										
THOMPSON, Gail	37-167-35-83	834430	5021	167	Even	Prime	076	C	\$915.00	\$315.79
LOW, Kathy J.	37-192-17-01	834432	5025	192	Every	Prime	103	B	\$942.00	\$155.43
LUCERO, Paul R.	37-059-44-72	834433	5027	059	Odd	Swing	024	C	\$942.00	\$155.43
MACHADO, Marsha & George	37-171-49-01	834435	5031	171	Every	Swing	080	B	\$942.00	\$155.43
MARCELINO, Corazon G. & Pedro S.	37-074-50-72	834436	5033	074	Odd	Swing	041	C	\$942.00	\$155.43
MARCHETTI, Richard P. & Barbara J.	37-152-10-01	834437	5035	152	Every	Prime	060	B	\$798.46	\$119.80
MARRUJO, Ralph A. & Brenda M.	37-143-45-02	834439	5039	143	Every	Swing	051	B	\$942.00	\$155.43
MARTINEZ, David & Candy	37-154-49-01	834440	5041	154	Every	Swing	062	B	\$942.00	\$155.43
MATULLICH, Libby A.	37-178-21-73	834441	5043	178	Odd	Prime	088	C	\$942.00	\$155.43
MCANINCH, Michael	37-183-26-01	834442	5045	183	Every	Prime	093	B	\$1,807.00	\$459.22
MCDANIEL, Bruce F. & Zerrall Lynn	37-143-46-81	834443	5047	143	Even	Swing	051	C	\$915.00	\$302.45
MCDONALD, W. Louis	37-042-03-02	834444	5049	042	Every	Prime	004	B	\$942.00	\$155.43
MCDONALD, W. Louis	37-201-42-71	834445	5051	201	Odd	Swing	112	C	\$942.00	\$155.43
DELENDECK, Stephen W. &										
MCGIHON, Phyllis Y.	37-191-10-71	834446	5053	191	Odd	Prime	102	C	\$942.00	\$155.43
HASSIAN, Jeff L. &										
MERINO, Shirleen M.	37-184-47-71	834448	5057	184	Odd	Swing	094	C	\$942.00	\$155.43
MESSERLY, Ryan & Jennifer	37-078-20-72	834449	5059	078	Odd	Prime	045	C	\$942.00	155.43
MICHAEL, Joan E.	37-182-26-81	834450	5061	182	Even	Prime	092	C	\$915.00	\$315.79
MONKS, David & Ingrid	37-160-36-82	834452	5065	160	Even	Prime	069	C	\$915.00	315.79
MOORE, Vernon & Blanche	37-064-41-01	834453	5067	064	Every	Swing	029	B	\$942.00	\$155.43



EXHIBIT 'A'  
THE RIDGE TAHOE

MORGAN, Sandra L.	37-162-45-81	834454	5069	162	Even	Swing	071	C	\$915.00	315.79
OTTE, Craig Trustee of the MANSDORF FAMILY TRUST, dated March 2, 2011	37-042-45-81	834455	5071	042	Even	Swing	004	C	\$915.00	315.79
WOODS, Joseph H. & MARES-OLIVER, Victoria	37-064-32-83	834456	5073	064	Even	Prime	029	C	\$915.00	315.79





**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 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 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 Exhibit 'A'> "Season" as defined in and in accordance with said Declarations.

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



**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 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 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 Exhibit 'A'> -numbered years in the <See Exhibit 'A'> "Season" as defined in and in accordance with said Declarations.

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