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

RECORDING REQUESTED BY: Stewart Vacation Ownership

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

Doc Number: **0837253** 

01/24/2014 12:59 PM OFFICIAL RECORDS Requested By STEWART TITLE

DOUGLAS COUNTY RECORDERS Karen Ellison - Recorder

Page: 1 0f 6

Bk: 0114 Pg: 3968

Fee: \$ 19.00

## 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 December 20, 2013, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. <See Exhibit 'A'>, in Book 1213, 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 nonjudicial 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  $\langle$ See Exhibit 'A' $\rangle$  real property.

Dated:			
THE RIDGE TAHOE PROPERTY OF ASSOCIATION, Nevada non-profit			
By: Resort Realty, LLC, a Nevada Limited Company, its Attorney-in-Fact	Liability		7/
Mentors			
Marc B. Preston, Authorized Agent			
STATE OF NEVADA	) ) SS		
COUNTY OF DOUGLAS	) 55		
This instrument was acknowledged b	pefore me on	1/20/14	by Marc B.
Preston, the authorized signer of Res		s Nevada Limited Lial	<del></del> *
as Attorney-in Fact for The Ridge Ta			
corporation		\	
DEBORAH MAYORGA NOTARY PUBLIC STATE OF NEVADA DOUGLAS COUNTY MY COMMISSION EXPERS: 09-27-18 CERTIFICATE NO: 12-9465-5	Notary Pu	Mayage	

## EXHIBIT 'A' THE RIDGE TAHOE

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<del>69</del> 64										EPSTEIN, Stanley & Rita M. &
¥	\$ 1,699.00	В	036	ס	Annual	035	3605	0835774	34-035-36-02	DUNKIN, Eddie
5	\$ 2,855.00	В	024	Swing	Annual	023	3603	0835773 3603	34-023-38-01	DIRKS, Stella
69	\$ 1,840.00	В	018	Swing	Annual	017	3601	0835772 3601	34-017-42-03	dated August 23, 1995
20	/			\	\		/	and the same of		Trustees for the DILLING FAMILY TRUST
PE .			*	*						DILLING, Kenneth A. & Beverly A.,
↔	\$ 825.00	Ç/	036	Prime	Odd	035	3599	0835771	34-035-31-74	DAVIS, Gregg R.
↔	\$ 3,749.00	В	014	Prime	Annual	013	3597	0835770 3597	34-013-21-01	CRUZ, Patricia Ellen
										GARCIA, Quirino R. Jr. &
										CRUZ, Agaton Fernando & Juliana E. &
\$	\$ 1,940.00	В	001	Prime	Annual	001	3595	0835769 3595	34-001-10-01	SWENSON, Bradley & CRANE, Dawn
↔	\$ 1,699.00	В	038	Ъ	Annual	037	3593	0835768 3593	34-037-31-02	CORRY III, John J.
H	\$ 2,630.00	8	009		Annual	008	3591	0835767	34-008-50-03	CRAVENER, Eric
			and the same			1		The Road of the London	<	COLMENAR, Maria Immaculada &
↔	\$ 1,836.00	C	021	Swing	Odd	020	3589	0835766	34-020-46-72 0835766 3589	COLLINS, Douglas W. & Dianemarie T
\$	\$ 2,501.00	В	036	Swing	Annual	035	3587	0835765 3587	34-035-46-02	COLES, Winston M. Jr. & Renaye
₩.	\$ 1,940.00	В	029	Swing	Annual	028	3585	0835764 3585	34-028-50-01	COCHRAN, Lyman L. & Sue E.
49		В	036	Prime	Annual	035	3583	0835763	34-035-19-05	CARTER, Douglas R. & Gena R.
€9	\$ 1,940.00	В	030	Prime	Annual	029	3581	0835762	34-029-02-03	BROBST, Gary & Katie
49	\$ 2,501.00	В	037	Prime	Annual	036	3579	0835761	34-036-07-01	BATHKE, Harold L.
H	\$ 2,588.00	œ	014	Prime	Annual	013	3577	0835760	34-013-05-02	GUZMAN, Guadalupe
						1	1			BARRETO, Juan J. Jr. &
<del>()</del>	\$ 2,855.00	В	028	Swing	Annual	027	3575	0835759 3575	34-027-46-01	BARKAS, Cynthia
↔	\$ 2,030.00	œ	020	Prime	Annual	019	3573	0835758	34-019-22-02	BANOWETZ, Sonja D.
<del>()</del>	\$ 2,501.00	Ф	036	Prime	Annual	035	3571	0835757	34-035-12-01	BALABAN, Pandel C. & Mary J.
↔	\$ 3,964.48	ъ	038	Swing	Annual	037	3569	0835756	34-037-48-02	AMOS, Richard & Janet
Charges	Assess.	Exhibit				No.	Page	Number		\
Interest	Delinquent		APN	Season	Year	Unit	Lien	Lien Doc.	Account No.	Reputed Owner
		Legal		Use	Use					\



# EXHIBIT 'A' THE RIDGE TAHOE

WITHROW, Richard E. & Tracey H. 34-004-01-01	YEAGER, Kimberly K. 34-002-36-01	WEMMER, Douglas A. &	WATSON, Thomas M. & Tracy 34-030-21-02	VERGES, Jacinto Jr. & Mary J. 34-029-04-01	TRAVELING WISHES NETWORK, LLC 34-002-06-01	TIME AFTER TIME TRAVEL, LLC 34-038-01-01	TIME AFTER TIME TRAVEL, LLC 34-031-28-01	THOMPSON, Danielle R. 34-008-14-84	STROMGREN, Steven D. 34-016-37-05	RIZER, James A. & LOPEZ, Sylvia 34-016-04-02	BROWN, Dena 34-025-38-01	PAGNUCCI, Patrick Eugene &	PAGNUCCI, Albert E. & Katherine J.	MILUTIN, Ruth 34-013-13-01	MILUTIN, George Alexander &	VERWEY-MILUTIN, Nicole &	MILUTIN, Vladimir &	MILLNER, Alan M. & MaryJane 34-032-30-01	MCCONNELL, Robert A. & Annette R. 34-034-43-01	MAROIS, Jerome L. & Marilyn J. 34-006-22-02	MARHENKE, Scott & Kelley 34-026-26-03	LUXURY TIMESHARE SALES, LLC 34-019-47-01	KING, Susan Gerri 34-030-39-02	KALBERER, Martin Andre 34-012-36-03	NGRAM, Mark & Lisa 34-013-11-02	HUNTER, Nathanael & Irene K 34-024-44-01	HILL, Ralph & L.T. 34-022-23-02	HASENOHR, Wolfgang A. & Erika F. 34-002-50-71	HAGEMANN, Raymond A. & Phyllis J. 34-022-05-02	GROLMAN, Ruth & CRAWFORD, Rachel 34-001-34-01	GROLMAN, David & Lavinia &	GRAHAM, Susan G. 34-002-45-72	FOWLER, John C. & Janet M. 34-007-23-01	FLORES, Joseph M. & Karen A. 34-022-13-01
0835804	0835803		0835802	0835801	0835800	0835799	0835798	0835797	0835796	0835794	0835793			0835792	and the same of	State of the last	7000	0835791	0835790	0835789 3635	0835788	0835787	0835786	0835785	0835784	0835783	0835782	0835781	0835780	0835779		0835778	0835777	0835776
3665	3663		3661	3659	3657	3655	3653	3651	3649	3645	3643			3641		No. of Lot	1	3639	3637	3635	3633	3631	3629	3627	3625	3623	3621	3619	3617	3615		3613	3611	3609
8 4	002		030	029	002	038	031	800	016	016	025			013				032	034	006	026	019	030	012	013	024	022	002	022	001		002	007	022
Annual	Annual		Annual	Annual	Annual	Annual	Annual	Even	Annual	Annual	Annual			Annual				Annual	Annual	Annual	Annual	Annual Sw	Annual	Annual	Annual	Annual	Annual	Odd	Annual	Annual		Odd	Annual	Annual
Prime	Prime		Prime	Prime	Prime	Prime	Prime	Prime	Prime	Prime	Swing	Name of Street, or other Designation of the Indian		Prime				Prime	Swing	Prime	Pn		Swing	Prime	Prime	Swing	Prime	Swing	Prime	Prime		Swing	Prime	Prime
004	002		031	030	002	039	032	900	017	017	026	The Road In Concession in Conc		014				033	035	006	027	020	031	013	014	025	023	002	023	001		002	800	023
В	В		В	В	В	В	В	ဂ	В	8	В	· .		В				8	В	В	В	8	В	В	В	В	ъ	ဂ	В	æ		ဂ	œ	В
\$ 2,855.00	\$ 2,855.00	The Road of the London	\$ 2,855.00	\$ 2,705.00	\$ 2,855.00	\$ 2,501.00	\$ 2,855.00	\$ 3,140.00	\$ 2,855.00	\$ 2,855.00	\$ 2,855.00	7		\$ 2,855.00				\$ 2,855.00	\$ 3,206.00	\$ 2,855.00	\$ 2,855.00		\$ 2,855.00	\$ 2,855.00	\$ 1,440.00	\$ 4,582.00	\$ 2,855.00	\$ 942.00	\$ 2,855.00	\$ 2,855.00		\$ 1,536.00	\$ 1,940.00	\$ 2,855.00
\$	\$	San	€9	€9	\$	<del>()</del>	↔	↔	es'	49	\$			G				4	æ	\$	\$	S		49		<u>~</u>		€9		မှ		€9	↔	<del>cs</del>
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### **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'>





BK 0114 PG: 3973 1/24/2014

## **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'>

