

Doc Number: **0838871**

02/28/2014 11:38 AM

OFFICIAL RECORDS

Requested By:

STEWART TITLE

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 7

Fee: \$ 20.00

Bk: 0214 Pg: 4733



Deputy: gb

A portion of APN 1319-30-645-003

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 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 **January 24, 2014**, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. <See Exhibit 'A'>, in Book 0114, 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: 2/21/14

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

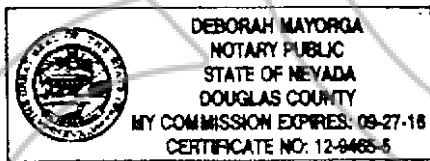
By: Resort Realty, LLC, a Nevada Limited Liability
Company, its Attorney-in-Fact



Marc B. Preston, Authorized Agent

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 2/21/14 by Marc B. Preston, the authorized signer of Resort Realty, LLC, a 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	Legal Desc.	Delinquent Assessment	Interest Charges
ADAMS, Anne Marie	42-296-08-02	837290	4046	296	Annual	B	\$1,940.00	\$198.66
ALCAYDE-YADAO, Arminda M. &								
YADAO, Ceasar H.	42-260-15-01	837291	4048	260	Annual	B	\$2,855.00	\$541.91
ARTINIAN, Hagop K. & Mayram H.	42-263-43-71	837292	4050	263	Odd	C	\$1,634.26	\$600.75
BAHAMONDES, George & Maria E.	42-288-11-01	837293	4052	288	Annual	B	\$4,638.00	\$1,850.31
BARTON, Leslie	42-293-50-71	837294	4054	293	Odd	C	\$942.00	\$183.69
GARCIA, Kathy Renee Becerril &								
MURRY, Laura L.	42-292-48-02	837295	4056	292	Annual	B	\$2,855.00	\$541.91
BELL, Robert A.	42-270-41-01	837296	4058	270	Annual	B	\$1,940.00	\$198.66
BENJAMIN, Gentry D.	42-299-18-01	837297	4060	299	Annual	B	\$1,940.00	\$198.66
BORGIA, Kimberly A. & Clark J.	42-284-41-01	837299	4064	284	Annual	B	\$2,855.00	\$541.91
CARMAN, Robert & Joan	42-296-23-01	837300	4066	296	Annual	B	\$2,855.00	\$541.91
CLINE, Roger C. & Dawn G.	42-294-22-01	837304	4074	294	Annual	B	\$2,855.00	\$541.91
COLBURN, Ryan R.	42-288-01-72	837305	4076	288	Odd	C	\$942.00	\$183.69
COPE, Thomas R.	42-264-19-75	837306	4078	264	Odd	C	\$3,186.00	\$2,321.37
CORDES, Richard	42-277-18-01	837307	4080	277	Annual	B	\$4,509.00	\$1,461.38
CORPUZ, Homer	42-282-51-01	837308	4082	282	Annual	B	\$2,855.00	\$541.01
COVEY, John R. & Lanie S.	42-271-18-01	837309	4084	271	Annual	B	\$1,940.00	\$198.66
CURRIE, Anthony P. & Jennifer	42-300-30-01	837310	4086	300	Annual	B	\$4,638.00	\$1,691.62
DAVID, Jesus P. & Cynthia J.	42-274-21-82	837311	4088	274	Even	C	\$2,855.00	\$958.76
MCCORMACK, Ronnie &								
DELLINGER, Wendy	42-298-25-01	837312	4090	298	Annual	B	\$2,855.00	\$481.32
DOYLE, Susan S.	42-296-09-02	837314	4094	296	Annual	B	\$2,855.00	\$582.14
EARLS, Todd Jason &								
NEWMAN, Lori Lynn	42-294-45-73	837315	4096	294	Odd	C	\$942.00	\$183.69
EGGERS, Robert T. & Sherrill A.	42-255-05-01	837316	4098	255	Annual	B	\$2,855.00	\$541.91
FAZIO, Richard S. & Sandra L.	42-276-17-01	837317	4100	276	Annual	B	\$2,647.10	\$482.63
FERGUSON, David L. & Sandra S.	42-276-24-01	837318	4102	276	Annual	B	\$1,940.00	\$198.66
FRANK, Robert G.	42-278-16-01	837320	4106	278	Annual	B	\$1,940.00	\$198.66

EXHIBIT 'A'
 THE RIDGE TAHOE

SOUTHEAST MARKETING, INC	42-287-04-03	837351	4168	287	Annual	B	\$2,855.00	541.91
THOMAS, Roy L. & Sue	42-255-41-01	837352	4170	255	Annual	B	\$2,855.00	541.91
VALDEZ, Consuelo &								
LUEVANO, Ramon	42-292-25-82	837353	4172	292	Even	C	\$5,026.00	4156.42
WATTS, Richard E. & Danielle M.	42-256-25-01	837354	4174	256	Annual	B	\$3,788.00	1388.17
WILLIAMS, Mitchell &								
FROST, Lashanna M.	42-275-14-72	837356	4178	275	Odd	C	\$3,186.00	2153.37
WILSON, Chesley M & Sallie J.	42-292-44-01	837357	4180	292	Annual	B	\$2,855.00	541.91
YEE, James & Lorraine F.	42-268-40-01	837358	4182	268	Annual	B	\$2,187.00	223.97



EXHIBIT "B"
(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48^{ths} interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. <See Exhibit A> as shown and defined on said map; 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

EXHIBIT "C"

(42)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48th interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. <See Exhibit 'A'> as shown and defined on said map; 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in <See Exhibit 'A'> -numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

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