

Doc Number: **0839472**

03/14/2014 10:55 AM

OFFICIAL RECORDS

Requested By
STEWART TITLE

A portion of APN 1319-30-644-___

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: 0314 Pg: 1995



Deputy: sg

**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 February 7, 2014, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. <See Exhibit 'A'>, in Book 0214, 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: 3/16/14

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

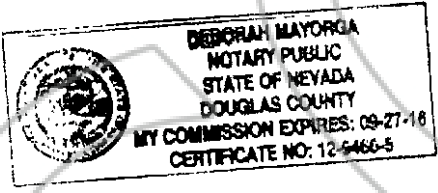
By: Resort Realty, LLC, a Nevada Limited Liability
Company, its Attorney-in-Fact

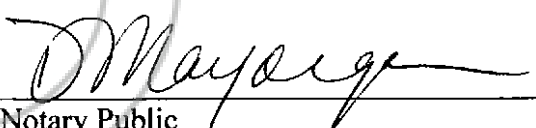


Marc B. Preston, Authorized Agent

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 3/16/14 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	Use Season	Assessor's Parcel No.	Legal Desc. Exhibit	Delinquent Assess.	Interest Charges
ALEXANDER, Dr. Florence Hicks	37-169-18-01	837897	214	169	Every	Prime	078	B	\$1,940.00	\$227.76
ALEXANDER, Michael P. & Susan A.	37-187-38-02	837898	214	187	Every	Swing	097	B	\$2,855.00	\$584.76
ALFORD, Robert D. & Patricia	37-063-44-71	837899	214	063	Odd	Swing	028	C	\$942.00	\$197.82
ARELLANO, Theodore E. & Barbara D.	37-174-08-01	837900	214	174	Every	Prime	083	B	\$3,749.00	\$1,094.32
BAHADUR, Kamal & Irene	37-061-13-73	837901	214	061	Odd	Prime	026	C	\$942.00	\$197.82
BAHNEMAN, Albert G., Trustee of the ALBERT G. BAHNEMAN TRUST	37-072-35-01	837902	214	072	Every	Prime	039	B	\$1,940.00	\$227.76
BAILEY, Scott & Jennifer	37-064-46-01	837903	214	064	Every	Swing	029	B	\$2,735.00	\$460.26
BANYARD, Charles	37-041-31-01	837904	214	041	Every	Prime	003	B	\$2,855.00	\$363.10
BANYARD, Charles	37-057-46-71	837905	214	057	Odd	Swing	022	C	\$942.00	\$197.82
JOHN J. BARIBAULT LIVING TRUST, BARIBAULT, John J. Trustee	37-151-32-01	837906	214	151	Every	Prime	059	B	\$2,855.00	\$584.74
BARKAS, George	37-141-33-02	837907	214	141	Every	Prime	048	B	\$3,749.00	\$1,094.32
BARNESON, Anne	37-039-40-01	837908	214	039	Every	Swing	001	B	\$2,855.00	\$598.15
BARTON, Leslie & COOPER, Raymond E. & Sharon Lee Trustees of the COOPER FAMILY TRUST	37-065-43-01	837909	214	065	Every	Swing	030	B	\$2,855.00	\$584.74
BIELBY, Allison P.	37-186-34-01	837911	214	186	Every	Prime	096	B	\$2,855.00	\$584.74
BOREHAM, Garner	37-154-39-72	837912	214	154	Odd	Swing	062	C	\$2,720.00	\$1,529.52
BOURGEOIS, Peter H.	37-058-26-71	837913	214	058	Odd	Prime	023	C	\$942.00	\$197.82
BUSTIOS, Mary Jo	37-189-30-03	837914	214	189	Every	Prime	099	B	\$2,855.00	\$584.74
CASEY, Frank N. & Margaret C.	37-182-51-01	837917	214	182	Every	Swing	092	B	\$942.00	\$197.82
CATHEDRAL HOUSE OF TRUTH, INC & ALEXANDER, Deborah M.	37-188-44-71	837918	214	188	Odd	Swing	098	C	\$942.00	\$197.82
CHACON, Manuel G.	37-185-14-02	837919	214	185	Every	Prime	095	B	\$1,940.00	\$227.76
CHAO, Peter S. & Marie H.	37-143-12-01	837920	214	143	Every	Prime	051	B	\$1,940.00	\$227.76
CHAPMAN, Martin	37-055-07-02	837921	214	055	Every	Prime	020	B	\$1,940.00	\$227.76
CHILDERS FAMILY TRUST, LLC	37-179-23-72	837922	214	179	Odd	Prime	089	C	\$942.00	\$197.82

EXHIBIT 'A'
 THE RIDGE TAHOE

THE FOURNIER FAMILY INTERVIVOS												
REVOCABLE TRUST	37-043-04-01	837954	214	043	Every	Prime	005		B	\$2,855.00	\$584.74	
FRANCO, Cynthia Rae	37-142-51-01	837955	214	142	Every	Swing	049		B	\$3,749.00	\$1,094.32	
FROLAND, Tracy & PRICE, Morgan	37-186-48-72	837957	214	186	Odd	Swing	096		C	\$942.00	\$197.82	
FRYAR, Walter C. L. & Deborah D.	37-075-40-01	837958	214	075	Every	Swing	042		B	\$1,940.00	\$227.76	
GARDLEY, Phadol R. &												
POTTS-GARDLEY, Aleane	37-061-18-73	837959	214	061	Odd	Prime	026		C	\$942.00	\$194.82	
GARFIELD, Katherine	37-169-15-73	837960	214	169	Odd	Prime	078		C	\$942.00	\$197.82	
GEMINI INVESTMENT PARTNERS, INC.	37-147-30-01	837961	214	147	Every	Prime	055		B	\$1,940.00	\$227.76	
GILMORE, Carl E. & Dorothy	37-070-16-72	837962	214	070	Odd	Prime	037		C	\$942.00	\$197.82	
GRAFFAM, Jerome L. & Julianne N.	37-192-26-01	837963	214	192	Every	Prime	103		B	\$1,940.00	\$227.76	
GRANADOS, Frederick	37-172-15-02	837964	214	172	Every	Prime	081		B	\$2,855.00	\$584.74	
GRESHAM, Leon H. & Ora F.	37-165-41-02	837965	214	165	Every	Swing	074		B	\$2,855.00	\$584.74	
GROVER, Shanta	37-056-41-01	837967	214	056	Every	Swing	021		B	\$2,855.00	\$584.74	
HARRINGTON, R.J. & Wendy	37-068-19-02	837968	214	068	Every	Prime	035		B	\$2,855.00	\$584.74	
HAYNES FAMILY HOLDINGS, LLC	37-183-47-72	837969	214	183	Odd	Swing	093		C	\$942.00	\$197.82	
HAYNES FAMILY HOLDINGS, LLC	37-153-01-71	837970	214	153	Odd	Prime	061		C	\$942.00	\$197.82	
HENNESSY, Roy	37-075-49-01	837971	214	075	Every	Swing	042		B	\$2,855.00	\$584.74	
HERRERA, Carlos &												
DE HERRERA, Graciela A.	37-179-33-01	837972	214	179	Every	Prime	089		B	\$1,940.00	\$227.76	
HETHERINGTON, James	37-149-12-01	837973	214	149	Every	Prime	057		B	\$2,855.00	\$584.74	
HILEMAN, Robert E. & Marjorie M.	37-067-18-01	837974	214	067	Every	Prime	034		B	\$1,940.00	\$227.76	
ATWOOD, Emile &												
ATWOOD, Juanita C., Trustees of the												
EMILE ATWOOD REVOCABLE TRUST	37-185-39-02	837943	214	185	Every	Swing	095		B	\$2,855.00	\$584.74	

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 1/106th interest in and to Lot 37 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 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 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 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 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'>