

DOC # 845880  
07/08/2014 03:14PM Deputy: SG  
OFFICIAL RECORD

Requested By:  
Stewart Title Vacation Own  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: \$18.00  
BK-714 PG-1692 RPTT: 0.00



A portion of APN 1319-30-519- <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 VIEW PROPERTY OWNER'S ASSOCIATION is granted under the Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge View ('Declaration'), recorded on December 21, 1984, as Document No. 111558 in Book 1284 at Page 1993, and as amended in Book 385 at Page 961 as Document No. 114760 on March 13, 1985, Official Records, Douglas County, Nevada, a lien in its favor with the power of sale, to secure payment to THE RIDGE VIEW PROPERTY OWNER'S ASSOCIATION of any and all assessments made pursuant to said Declaration; and

WHEREAS, THE RIDGE VIEW PROPERTY OWNER'S ASSOCIATION caused to be recorded on <See Exhibit 'A'>, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. <See Exhibit 'A'>, in Book <See Exhibit 'A'>, 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 'B'> 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 <See Exhibit 'A'>, 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 'B'> 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 'B'> 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 'B'> real property.

Dated: 7/7/14

THE RIDGE VIEW 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 7/7/14 by Marc B. Preston, the authorized signer of Resort Realty, LLC, as Nevada Limited Liability Company as Attorney-in Fact for The Ridge View Property Owner's Association, a Nevada non-profit corporation

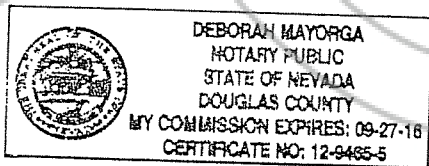
  
Notary Public



EXHIBIT 'A'  
THE RIDGE VIEW

Reported Owner	Account No.	Lien Recording Date	Lien Doc. Number	Lien Book	Lien Page	Unit No.	Season	APN	Assessment Due Date	Delinquent Assessment	Interest Charges
ACTIVE LIFE REHAB, INC.	50-001-48-02	5/30/2014	843587	0514	6261	001	Winter	001	1/10/2014	\$875.00	\$65.65
AGUILAR, Joe C. & Sandy C.	50-019-42-01	5/30/2014	843588	0514	6263	019	Winter	019	1/10/2014	\$1,695.00	\$274.75
COOK, Herbert S. & Brenda D.	50-003-02-01	5/30/2014	843590	0514	6267	003	Summer	003	1/10/2014	\$875.00	\$65.65
COOPER, Harlan S. &											
GOSHA, Sharon A.	50-010-44-01	5/30/2014	843591	0514	6269	010	Winter	010	1/10/2014	\$875.00	\$65.65
EARL, Augus J. & Corine C.	50-012-18-01	5/30/2014	843592	0514	6271	012	Summer	012	1/10/2014	\$875.00	\$65.65
HANSEN, David & SHULL, Dorothy E.	50-001-18-02	5/30/2014	843594	0514	6275	001	Summer	001	1/10/2014	\$875.00	\$65.65
HOCHSTRASSER, Matthew	50-007-32-03	5/30/2014	843595	0514	6277	007	Swing	007	1/10/2014	\$875.00	\$65.65
JONES, Brenda Joyce	50-018-10-01	5/30/2014	843596	0514	6279	018	Summer	018	1/10/2014	\$874.80	\$65.60
KRAHNKE, Steven A. & Joanne M.	50-019-11-03	5/30/2014	843597	0514	6281	019	Summer	019	1/10/2014	\$875.00	\$65.65
LANG, George W. & Lori A.	50-021-27-02	5/30/2014	843598	0514	6283	021	Swing	021	1/10/2014	\$875.00	\$65.65
LUZZI, Edshia E.	50-022-02-01	5/30/2014	843599	0514	6285	022	Summer	022	1/10/2014	\$875.00	\$65.65
MASON, Anthony A.	50-013-12-02	5/30/2014	843600	0514	6287	013	Summer	013	1/10/2014	\$875.00	\$65.65
MASON, Rodney A.											
BOTTA, Paul Gene & Arless Grenze	50-009-05-01	5/30/2014	843601	0514	6289	009	Summer	009	1/10/2014	\$875.00	\$65.65
MCCABE, Michael J. & Lynnette A.	50-023-36-02	5/30/2014	843603	0514	6293	023	Winter	023	1/10/2014	\$875.00	\$65.65
MCCARTHY, Mark	50-010-21-02	5/30/2014	843604	0514	6295	010	Swing	010	1/10/2014	\$1,695.00	\$274.75
MCKNIFF, Francis M. & Donna M.	50-023-17-01	5/30/2014	843605	0514	6297	023	Summer	023	1/10/2014	\$875.00	\$65.65
MICK, Patricia R.	50-022-24-04	5/30/2014	843606	0514	6299	022	Swing	022	1/10/2014	\$1,615.00	\$263.80
MILLNER, Dean	50-003-32-03	5/30/2014	843607	0514	6301	003	Swing	003	1/10/2014	\$875.00	\$52.52
MIRABELLO, Eugene D. & Sandra V.	50-007-18-02	5/30/2014	843608	0514	6303	007	Summer	007	1/10/2014	\$875.00	\$65.65
MNH FAMILY, LLC	50-008-03-03	5/30/2014	843609	0514	6305	008	Summer	008	1/10/2014	\$875.00	\$65.65
MILINARO, Frank J. Jr. & Janet C.	50-018-08-01	5/30/2014	843610	0514	6307	018	Summer	018	1/10/2014	\$875.00	\$65.65
NIXON FAMILY TRUST, LLC	50-022-26-02	5/30/2014	843611	0514	6309	022	Swing	022	1/10/2014	\$875.00	\$65.65
OLIVERIA, Robert	50-002-50-02	5/30/2014	843612	0514	6311	002	Winter	002	1/10/2014	\$875.00	\$65.65
PEREZ, John & Sharon R., Trustees of the JOHN PEREZ FAMILY											
1991 REVOCABLE TRUST	50-006-43-01	5/30/2014	843614	0514	6315	006	Winter	006	1/10/2014	\$875.00	\$65.65
PETERS, Nicholas	50-012-25-02	5/30/2014	843616	0514	6319	012	Swing	012	1/10/2014	\$875.00	\$65.65



EXHIBIT 'A'  
THE RIDGE VIEW

PIERRE, Patricia	50-004-14-07	5/30/2014	843617	0514	6321	004	Summer	004	1/10/2014	\$875.00	\$65.65
PIERRE, Patricia	50-024-12-01	5/30/2014	843618	0514	6323	024	Summer	024	1/10/2014	\$875.00	\$65.65
RHODES, Eugene N. & L. Virginia	50-003-12-01	5/30/2014	843620	0514	6327	003	Summer	003	1/10/2014	\$875.00	\$65.65
SASSMANN, Gary	50-016-31-03	10/17/2013	832206	1013	3561	016	Swing	016	1/10/2014	\$2,540.00	\$626.81
SCHOENBECK, Jerry	50-015-28-01	5/30/2014	843622	0514	6331	015	Swing	015	1/10/2014	\$875.00	\$65.65
TANNER, E. Richard & Janet	50-011-22-02	5/30/2014	843623	0514	6333	011	Swing	011	1/10/2014	\$875.00	\$65.65
TAYLOR, Jimmie I. & Michon A.	50-006-27-02	5/30/2014	843624	0514	6335	006	Swing	006	1/10/2014	\$875.00	\$65.65
THORNTON, Dr. Richard Scott &											
Dr. Kathleen Schramm	50-010-49-03	5/30/2014	843625	0514	6337	010	Winter	010	1/10/2014	\$875.00	\$65.65
WILLIAMS, Lester A. & Barbara J.	50-008-27-01	5/30/2014	843626	0514	6339	008	Swing	008	1/10/2014	\$875.00	\$65.65



**EXHIBIT "B"**

**(50)**

**A timeshare estate comprised of:**

**Parcel 1: An undivided 1/51st interest in and to that certain condominium described as follows:**

**(A) An undivided 1/24<sup>th</sup> interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.**

**(B) Unit No. <See Exhibit 'A'> as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.**

**Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.**

**Parcel 3: the exclusive right to use said condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above during one "use week" within the "<See Exhibit 'A'>" use season" as said quoted terms are defined in the Declaration of Covenants, Conditions and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".**

**A Portion of APN: 1319-30-519-<See Exhibit 'A'>**