

DOUGLAS COUNTY, NV      **2015-866036**  
Rec:\$19.00  
\$19.00      Pgs=6      **07/10/2015 08:19 AM**  
STEWART TITLE VACATION OWNERSHIP  
KAREN ELLISON, RECORDER

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

RECORDING REQUESTED BY:  
Stewart Vacation Ownership

WHEN RECORDED MAIL TO:  
Stewart Vacation Ownership  
3476 Executive Pointe Way #16  
Carson City, NV 89706

---

**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 **June 5, 2015**, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. <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, 2015, 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 Vacation Ownership Title Agency Inc., a Florida 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: 7.3.15

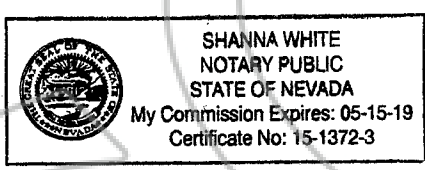
THE RIDGE TAHOE PROPERTY OWNER'S  
ASSOCIATION, a Nevada non-profit corporation

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

Marc B. Preston  
Marc B. Preston, Authorized Agent

STATE OF NEVADA                    )  
  ) SS  
COUNTY OF DOUGLAS            )

This instrument was acknowledged before me on 7.3.15 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



Shanna White  
Notary Public

Reputed Owner	EXHIBIT 'A' THE RIDGE TAHOE							Delinquent Assessment	Interest Charges
	Account No.	Lien Doc. No.	Unit No.	Use Year	Use Season	APN	Legal Desc. Exhibit		
ADKINSON, Joseph & Linda M.	34-033-01-73	0863369	033	Odd	Prime	034	C	1052.00	115.38
ANDERSON, Linda	34-021-02-04	0863370	021	Annual	Prime	022	B	5884.01	3110.66
BOLDEN, Mattie & GILFORD, Jaykaley J.	34-029-43-71	0863372	029	Odd	Swing	030	C	1025.00	76.90
BROUSSARD TRUST, BROUSSARD, Carroll James & Patricia Gayle, Trustee	34-029-42-02	0863373	029	Annual	Swing	030	B	1025.00	76.90
CARLIE, Keven S. & Tommie L.	34-021-29-01	0863375	021	Annual	Prime	022	B	1025.00	76.90
CLEMENT, Roslyn L.	34-015-27-71	0863376	015	Odd	Prime	016	C	1025.00	76.90
CRAMER TRUST & CRAMER, Johannes A. & Marilou S. Trustee	34-004-12-72	0863378	004	Odd	Prime	004	C	1025.00	76.90
CRUZ, Agaton Fernando & Juliana E. & Patricia Ellen & GARCIA, Quirino R.	34-013-21-01	0863379	013	Annual	Prime	014	B	1025.00	76.90
CULLEN FAMILY VACATIONS, LLC	34-016-39-02	0863382	016	Annual	Swing	017	B	1025.00	76.90
CULLEN FAMILY VACATIONS, LLC	34-038-43-04	0863380	038	Annual	Swing	039	B	898.00	67.35
CULLEN FAMILY VACATIONS, LLC	34-004-41-74	0863381	004	Odd	Swing	004	C	1025.00	76.90
DIRKS, Stella	34-010-38-01	0863383	010	Annual	Swing	011	B	2965.00	741.16
EASTRIDGE, Regina	34-030-50-02	0863384	030	Annual	Swing	031	B	1025.00	76.90
FABBRO, Humbert	34-038-14-02	0863386	038	Annual	Prime	039	B	898.00	67.35
FAUVOR, Judith	34-028-42-02	0863387	028	Annual	Swing	029	B	1025.00	76.90
GELHAUS TRUST, GELHAUS, Robert W. & Frances J. Trustee	34-006-15-01	0863388	006	Annual	Prime	006	B	1025.00	76.90
HANK, Julie & SOLFERINO, Julie	34-037-30-02	0863392	037	Annual	Prime	038	B	735.00	66.18
HAYNES, Eddie & Cheryl E.	34-017-03-01	0863394	017	Annual	Prime	018	B	1025.00	76.90
IANNUZZI, Lawrence J. & Margaret R.	34-004-24-74	0863395	004	Odd	Prime	004	C	1025.00	76.90
IKAHROS FAMILY LLC	34-010-14-71	0863396	010	Odd	Prime	011	C	1025.00	76.90
JS MANAGEMENT AND EXECUTIVE SERVICES	34-016-41-01	0863398	016	Annual	Swing	017	B	1025.00	61.52
KAISER, Philip G. & Sharon J.	34-023-42-01	0863399	023	Annual	Swing	024	B	4947.00	2416.14
KING, Susan	34-030-39-02	0863400	030	Annual	Swing	031	B	1025.00	76.90
LAUFBAUM, Vickie Louise	34-033-37-03	0863401	033	Annual	Prime	034	B	689.00	51.70
MACKENZIE, Kathryn Amanda	34-030-29-01	0863402	030	Annual	Prime	031	B	1025.00	76.90

EXHIBIT 'A'										
THE RIDGE TAHOE										
MAURER, Ronald R. & Betty Jo	34-024-41-01	0863403	024	Annual	Swing	025	B	1025.00		76.90
MEISTER, Mary G.	34-028-16A	0863404	028	Annual	Prime	029	B	1025.00		76.90
MEUER, Nancy J.	34-018-32-82	0863406	018	Even	Prime	019	C	1528.47		612.92
MIGLIORINI, Giovanni & TAUBE-SMITH, Jamie & SMITH, Roy B.	34-031-14-06	0863407	031	Annual	Prime	032	B	1025.00		76.90
MYERS, John T.	34-033-27-72	0863409	033	Odd	Prime	034	C	1025.00		76.90
NORRIS, Felix A. & Delores W.	34-004-08-71	0863410	004	Odd	Prime	004	C	1025.00		76.90
OGLESBEE FAMILY LIMITED PARTNERSHIP & REBHAN, Michael & Katherine Y. & OGAWA, Kenneth T.	34-025-25-03	0863411	025	Annual	Prime	026	B	1025.00		76.90
OTERO, Alfred & Amada & Alfred Aurelio & Armida Dolores & Amada Maria & Anthony Andre & PEREZ, John J. & Josephine & Joseph A. & Jerome G. & James A.	34-009-08-01	0863412	009	Annual	Prime	010	B	2023.00		373.78
PEREIRA, Larry & Frances	34-027-50-01	0863413	027	Annual	Swing	028	B	1025.00		76.90
PETERS, Paige D.	34-018-03-01	0863414	018	Annual	Prime	019	B	1025.00		46.14
PRESSEY, William M. & Ruth A.	34-035-26-02	0863415	035	Annual	Prime	036	B	898.00		67.35
RHEE, Hyun Kil & Yoong Soon	34-020-19-01	0863416	020	Annual	Prime	021	B	1025.00		76.90
ROMERO, Rose	34-011-31-81	0863418	011	Even	Prime	012	C	798.00		209.49
SENER, Edgar D. & Norma J.	34-020-32-01	0863420	020	Annual	Prime	021	B	1025.00		76.90
STANFILL, Doyle & Gerri	34-019-25-72	0863421	019	Odd	Prime	020	C	1025.00		61.52
SUPERHEALTH TECHNOLOGIES, LLC	34-038-31-03	0863422	038	Annual	Prime	039	B	898.00		67.35
WARD, John J. & THOMPSON, Grant & Margaret & CARTER, Brian & Christine & YOUNGS, Joyce	34-038-51-01	0863425	038	Annual	Swing	039	B	898.00		67.35

**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 1/38<sup>th</sup> interest in and to Lot 34 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 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'>**

**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 1/38<sup>th</sup> interest in and to Lot 34 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 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'>**