

DOUGLAS COUNTY, NV

2016-884135

Rec:\$18.00

\$18.00 Pgs=5

07/11/2016 12:38 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A portion of APN 1319-30-519- <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 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 **June 6, 2016**, 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 '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 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 '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: June 29, 2016

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

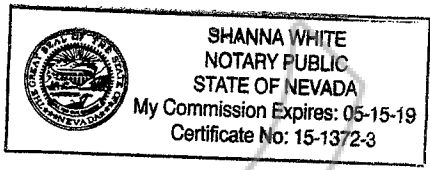
By: Resort Realty, LLC, a Nevada Limited Liability
Company, its Attorney-in-Fact

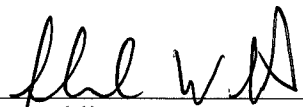


Dan Garrison, Authorized Agent

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 6.29.16 by Dan Garrison, 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

Reputed Owner	Account No.	Lien Recording Date	Lien Doc. Number	Unit No.	Season	APN	Assessment Due Date	Delinquent Assessment	Interest Charges
BECKLUND, Margaret K. & WILEY, Kathryn G.	50-004-51-01	6/6/2016	0881823	004	Winter	004	1/10/2016	\$915.00	\$54.92
BOULEY, Michael D.	50-007-50-03	6/6/2016	0881824	007	Winter	007	1/10/2016	\$915.00	\$54.92
CHAMBERS, Thomas R. & Mary Lou C.	50-003-49-01	6/6/2016	0881826	003	Winter	003	1/10/2016	\$1,175.60	\$117.48
CHAMBERS, Thomas R. & Mary Lou C.	50-011-51-04	6/6/2016	0881827	011	Winter	011	1/10/2016	\$1,175.60	\$117.48
CULLEN FAMILY VACATIONS LLC, a Wyoming Limited Liability	50-019-14-01	6/6/2016	0881828	019	Summer	019	1/10/2016	\$915.00	\$54.92
DEHAVEN, Donna D.	50-017-48-01	6/6/2016	0881829	017	Winter	017	1/10/2016	\$915.00	\$54.92
DEVINE-NELSON TRUST & DEVINE, John M. & Norma D.	50-009-15-03	6/6/2016	0881830	009	Summer	009	1/10/2016	\$915.00	\$54.92
FITZGERALD, Susan	50-009-43-02	6/6/2016	0881831	009	Winter	009	1/10/2016	\$915.00	\$54.92
GRAUL, David M. & CHIN, Maryam L.	50-017-36-01	6/6/2016	0881832	017	Winter	017	1/10/2016	\$915.00	\$68.38
GREENFIELD, Alan J. & Tracy A.	50-003-37-01	6/6/2016	0881833	003	Winter	003	1/10/2016	\$915.00	\$68.38
GROH, David B. & Brooke Y.	50-001-09-01	6/6/2016	0881834	001	Summer	001	1/10/2016	\$915.00	\$54.92
HANKINSON, Kennis L. & Eutha L.	50-015-48-01	6/6/2016	0881835	015	Winter	015	1/10/2016	\$915.00	\$54.92
HARTUNIAN, Dennis S. & Natalie M.	50-018-40-01	6/6/2016	0881836	018	Winter	018	1/10/2016	\$915.00	\$54.92
KAVIANI, Darius & Leah A.	50-013-42-01	6/6/2016	0881837	013	Winter	013	1/10/2016	\$915.00	\$54.92
LUZZI, Edshia E.	50-022-02-01	6/6/2016	0881839	022	Summer	022	1/10/2016	\$915.00	\$54.92
MEDCALF, Dave & Vicki	50-004-46-04	6/6/2016	0881840	004	Winter	004	1/10/2016	\$915.00	\$54.92
MEDCALF, Dave & Vicki	50-020-52-04	6/6/2016	0881841	020	Winter	020	1/10/2016	\$915.00	\$54.92
MONACO, Ellen A.	50-003-42-01	6/6/2016	0881842	003	Winter	003	1/10/2016	\$915.00	\$54.92
MUNROE, Eena	50-002-08-02	6/6/2016	0881843	002	Summer	002	1/10/2016	\$1,712.00	\$252.28
PALMER, Thomas Jr.	50-012-41-01	6/6/2016	0881845	012	Winter	012	1/10/2016	\$915.00	\$54.92
PERKINS, Larry	50-011-30-03	6/6/2016	0881846	011	Swing	011	1/10/2016	\$915.00	\$54.92
PETERS, Matthew & Bonnie	50-012-29-01	6/6/2016	0881847	012	Swing	012	1/10/2016	\$915.00	\$54.92
REED, Frank D. Sr.	50-010-45-01	6/6/2016	0881848	010	Winter	010	1/10/2016	\$1,712.00	\$252.28
REMEZ, Elaine & BURNES, Ronald E.	50-008-01-01	6/6/2016	0881849	008	Summer	008	1/10/2016	\$935.00	\$54.92

Exhibit 'A'
The Ridge View

Reputed Owner	Account No.	Lien Recording Date	Lien Doc. Number	Unit No.	Season	APN	Assessment Due Date	Delinquent Assessment	Interest Charges
ROWLEY, Scott & Elizabeth	50-007-11-01	6/6/2016	0881850	007	Summer	007	1/10/2016	\$915.00	\$54.92
SHEPARD-FORD, Lois D.	50-024-49-02	6/6/2016	0881852	024	Winter	024	1/10/2016	\$915.00	\$54.92
STROMME, Carol	50-011-05-01	6/6/2016	0881853	011	Summer	011	1/10/2016	\$915.00	\$54.92
KATHLEEN VAUGHN REVOCABLE TRUST, & VAUGHN, Kathleen trustee	50-002-23-02	6/6/2016	0881854	002	Swing	002	1/10/2016	\$915.00	\$54.92
WRIGHT, Philip & Cheri	50-005-12-04	6/6/2016	0881855	005	Summer	005	1/10/2016	\$1,562.00	\$223.03
ZAKAROV, Rustam	50-009-32-04	6/6/2016	0881856	009	Swing	009	1/10/2016	\$915.00	\$54.92
ZIMMERMAN FAMILY VACATIONS LLC, a Wyoming Limited Liability Company	50-015-24-02	6/6/2016	0881857	015	Swing	015	1/10/2016	\$915.00	\$54.92
ZIMMERMAN FAMILY VACATIONS LLC, a Wyoming Limited Liability Company	50-015-32-02	6/6/2016	0881858	015	Swing	015	1/10/2016	\$915.00	\$54.92

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 1/24th 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'>