

DOUGLAS COUNTY, NV      **2016-885164**  
Rec:\$19.00  
\$19.00      Pgs=6      **07/29/2016 10:04 AM**  
STEWART TITLE VACATION OWNERSHIP  
KAREN ELLISON, RECORDER

A portion of APN 1319-30-645-003

RECORDING REQUESTED BY:  
Stewart Vacation Ownership

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

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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 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 27, 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 '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, 2016, 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: July 25, 2016

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

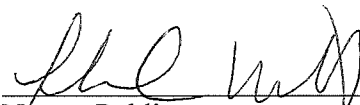
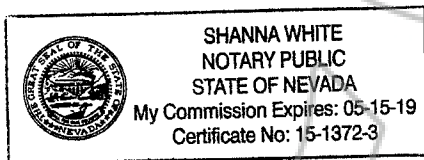
By: Resort Realty, LLC, a Nevada Limited Liability  
Company, its Attorney-in-Fact



Dan Garrison, Authorized Agent

STATE OF NEVADA                    )  
  ) SS  
COUNTY OF DOUGLAS            )

This instrument was acknowledged before me on 7.25.16 by Dan Garrison, 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. No. | Unit No. | Use Year | Legal Desc. Exhibit | Delinquent Assessment | Interest Charges |
|---|--------------|---------------|----------|----------|---------------------|-----------------------|------------------|
| ABELON, Jerome  | 42-267-12-01 | 0883274       | 267      | Annual   | B                   | \$1,476.85            | \$202.77         |
| ALCANTARA, Louie O. & Eduarda & MANZANO, Rogelio G. & Erma Donna M.                                 | 42-257-26-01 | 0883306       | 257      | Annual   | B                   | \$1,079.00            | \$64.76          |
| CONNIE J. ANDERSON IRREVOCABLE FAMILY TRUST & CHURCHILL, Curt trustee & FRAIZER, Michael G. trustee | 42-256-23-01 | 0883275       | 256      | Annual   | B                   | \$1,079.00            | \$80.14          |
| ANDERSON, Richard R. & Terry A.W.   | 42-263-32-01 | 0883276       | 263      | Annual   | B                   | \$2,054.00            | \$280.84         |
| BARNES, Alfred Leon   | 42-262-23-81 | 0883277       | 262      | Even     | C                   | \$1,079.00            | \$64.76          |
| BAUER, Dixie R. & Michael S. & Marion   | 42-282-20-01 | 0883278       | 282      | Annual   | B                   | \$1,079.00            | \$64.76          |
| BLANCHET, Daniel  | 42-302-10-01 | 0883280       | 302      | Annual   | B                   | \$1,917.48            | \$284.51         |
| BURKE, Gerald E. & Kelli  | 42-284-27-01 | 0883281       | 284      | Annual   | B                   | \$2,274.00            | \$298.09         |
| CASTOR, Mary Ann  | 42-285-37-03 | 0883283       | 285      | Annual   | B                   | \$1,079.00            | \$64.76          |
| COPELAND, George L.   | 42-270-06-81 | 0883285       | 270      | Even     | C                   | \$1,079.00            | \$64.76          |
| COUNTS, James C. & Patricia S.  | 42-277-39-01 | 0883286       | 277      | Annual   | B                   | \$2,077.92            | \$284.24         |
| CULLEN FAMILY VACATIONS LLC   | 42-285-26-81 | 0883287       | 285      | Even     | C                   | \$1,079.00            | \$64.76          |
| DAVIES, Edward A. & Susan E.  | 42-277-11-01 | 0883289       | 277      | Annual   | B                   | \$1,216.00            | \$72.96          |
| DEL PRADO, Bryon Niko & Manilei Dawn Kannanaana   | 42-272-05-01 | 0883291       | 272      | Annual   | B                   | \$1,079.00            | \$64.76          |
| DERRICK, Timothy  | 42-263-47-01 | 0883292       | 263      | Annual   | B                   | \$1,079.00            | \$64.76          |
| FELDMAN, Todd Wayne & Peter David   | 42-297-38-01 | 0883294       | 297      | Annual   | B                   | \$1,079.00            | \$64.76          |
| FISCHER, Heinrich W. & Ofelia G.  | 42-289-34-82 | 0883296       | 289      | Even     | C                   | \$1,079.00            | \$79.73          |
| HARRIS, Dean N. & Vanessa B.  | 42-278-47-01 | 0883298       | 278      | Annual   | B                   | \$1,079.00            | \$64.76          |
| HARRISON, Duane G. & Julia V.   | 42-294-51-72 | 0883299       | 294      | Odd      | C                   | \$1,967.00            | \$1,743.28       |
| HOWSER, Ronda L.  | 42-301-06-72 | 0883300       | 301      | Odd      | C                   | \$1,337.91            | \$260.87         |
| HURST, Teresa M.  | 42-291-13-72 | 0883301       | 291      | Odd      | C                   | \$1,010.00            | \$243.94         |
| JONES, Timothy W. & Stephanni S.  | 42-285-02-71 | 0883302       | 285      | Odd      | C                   | \$1,125.00            | \$246.08         |
| LEAHY, Timothy & HARDIN, Kathy & LAYHER, Ellen & AMADOR, Mary Elizabeth                             | 42-297-22-01 | 0883303       | 297      | Annual   | B                   | \$1,079.00            | \$64.76          |
| LOPEZ, Belinda N.   | 42-281-43-83 | 0883304       | 281      | Even     | C                   | \$1,079.00            | \$64.76          |

**Exhibit 'A'**  
**The Ridge Tahoe**

|   |              |         |     |        |   |            |          |
|---|--------------|---------|-----|--------|---|------------|----------|
| LUNA, Gabriel G. & Patricia E.  | 42-294-09-82 | 0883305 | 294 | Even   | C | \$1,079.00 | \$87.17  |
| ZARKIS MARTIROSIAN 1991 FAMILY REVOCABLE TRUST, MARTIROSIAN, Zarkis trustee | 42-264-30-01 | 0883307 | 264 | Annual | B | \$2,254.00 | \$286.84 |
| MENDOZA, Leobardo   | 42-276-38-01 | 0883308 | 276 | Annual | B | \$1,079.00 | \$64.76  |
| MOREIRA, Xiomara  | 42-260-16-02 | 0883310 | 260 | Annual | B | \$1,079.00 | \$64.76  |
| OTTEN, David W. & KELLEY-OTTEN, Ellen M.                                    | 42-283-31-01 | 0883316 | 283 | Annual | B | \$1,079.00 | \$64.76  |
| PARDINI, Dennis E. & Susan  | 42-302-23-01 | 0883317 | 302 | Annual | B | \$1,079.00 | \$64.76  |
| PETERS, Carol L. & A. Wayne   | 42-272-33-01 | 0883318 | 272 | Annual | B | \$1,079.00 | \$64.76  |
| ROBINSON, Willie J. & LaSonda G.  | 42-292-23-81 | 0883320 | 292 | Even   | C | \$1,079.00 | \$64.76  |
| ROSE, Anthony   | 42-290-13-01 | 0883321 | 290 | Annual | B | \$1,079.00 | \$64.76  |
| RUTZ, Spencer   | 42-262-17-01 | 0883322 | 262 | Annual | B | \$1,079.00 | \$64.76  |
| SALINAS, Alfonso & SALGADO, Reina I.  | 42-296-15-81 | 0883323 | 296 | Even   | C | \$1,078.13 | \$64.68  |
| SAMPSON, Asa W. & Sallie M.   | 42-260-05-01 | 0883324 | 260 | Annual | B | \$2,009.00 | \$764.95 |
| SEGAR, Dorothy M.   | 42-296-37-82 | 0883325 | 296 | Even   | C | \$1,079.00 | \$64.76  |
| SIL, Jack P. & GONZALES, Holly  | 42-292-30-01 | 0883326 | 292 | Annual | B | \$1,079.00 | \$64.76  |
| STARRS, Edward Robert   | 42-264-04-01 | 0883327 | 264 | Annual | B | \$1,079.00 | \$64.76  |
| STEADMAN, Jason P. & Quinn L.   | 42-294-21-81 | 0883328 | 294 | Even   | C | \$1,077.02 | \$64.64  |
| SWENSON, Brad   | 42-276-03-02 | 0883330 | 276 | Annual | B | \$1,079.00 | \$64.76  |
| WU, Zaiwu & CHEN, Zijin   | 42-287-06-82 | 0883337 | 287 | Even   | C | \$1,079.00 | \$64.76  |
| YEE, James & Lorraine F.  | 42-268-40-01 | 0883338 | 268 | Annual | B | \$1,216.00 | \$72.96  |
| ZIMMERMAN FAMILY VACATIONS, LLC   | 42-289-01-01 | 0883339 | 289 | Annual | B | \$1,079.00 | \$64.76  |

**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<sup>th</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> 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 - 13<sup>th</sup> 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 13<sup>th</sup> 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 1/48<sup>ths</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> 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 - 13<sup>th</sup> 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 13<sup>th</sup> 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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