

A portion of APN 1319-30-643-<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

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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 **July 5, 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, Nevada non-profit corporation

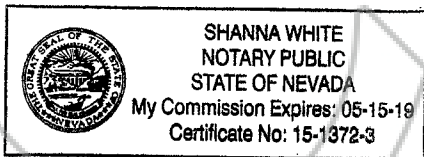
By: Resort Realty, LLC, a Nevada Limited Liability  
Company, its Attorney-in-Fact



\_\_\_\_\_  
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, as Nevada Limited Liability Company as Attorney-in Fact for The Ridge Tahoe Property Owner's Association, a Nevada non-profit corporation




  
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Notary Public

Exhibit 'A'  
The Ridge Tahoe

Reputed Owner	Account No.	Lien Doc. No.	Unit No.	Use Year	Legal Desc. Exhibit	APN	Delinquent Assessment	Interest Charges
ABRAHAM, Anthony	28-020-45-82	0883706	020	Even	C	025	\$1,079.00	\$64.76
AMUNDSON, Paul & Susan	28-012-01-01	0883707	012	Every	B	013	\$1,079.00	\$64.76
ANDERSEN, Herbert E. & Diane P.	28-050-44-01	0883708	050	Every	B	058	\$1,079.00	\$64.76
BANKS, Dana	28-048-28-82	0883709	048	Even	C	056	\$1,079.00	\$64.76
BAZENSKY, Bernard & Rose	28-048-40-01	0883710	048	Every	B	056	\$1,079.00	\$64.76
BETKER, Kristine J.	28-039-48-02	0883712	039	Every	B	046	\$1,079.00	\$64.76
BLACH, Matthew James	28-049-06-81	0883713	049	Even	C	057	\$1,079.00	\$64.76
BROMLEY, Russell L. & Patricia A.	28-029-27-83	0883715	029	Even	C	036	\$1,079.00	\$64.76
BURRELL, Regional	28-041-50-82	0883717	041	Even	C	049	\$1,527.00	\$334.01
BURRELL, Regional	28-030-08-72	0883716	030	Odd	C	037	\$675.00	\$171.08
CHEW, Randy & Rachel	28-038-40-82	0883718	038	Even	C	045	\$1,079.00	\$64.76
CLARK, Lorne D. & Denise M.	28-041-16-81	0883720	041	Even	C	049	\$1,079.00	\$79.73
CORREA, Steve & Olga	28-028-28-82	0883723	028	Even	C	033	\$1,079.00	\$64.76
CULLEN, John & Elizabeth	28-030-04-83	0883725	030	Even	C	037	\$2,138.11	\$670.71
ESSENHIGH, Graham	28-029-23-01	0883729	029	Every	B	036	\$1,079.00	\$64.76
FDI REALTY LIMITED	28-048-27-01	0883730	048	Every	B	056	\$1,079.00	\$64.76
FOSHEE, William C. & WILKINSON, Anne	28-007-47-01	0883731	007	Every	B	008	\$1,078.14	\$64.68
FREEMAN LIVING TRUST, & FREEMAN, Lois V., Trustee	28-013-10-01	0883732	013	Every	B	016	\$1,079.00	\$64.76
GILMER, Charles E. & Lilly F.	28-030-20-01	0883733	030	Every	B	037	\$1,079.00	\$64.76
GORHAM, E. Timothy	28-027-01-01	0883734	027	Every	B	032	\$1,079.00	\$95.52
GREGORY, Joewoen & NORRISE, Cosey	28-035-09-01	0883735	035	Every	B	042	\$1,954.00	\$288.34
MICHAEL HARRISON LIVING TRUST, & HARRISON, Michael trustee	28-024-22-01	0883738	024	Every	B	029	\$1,079.00	\$64.76
HINES, Pamela D. & KENDALL, Tracey Lynn	28-025-50-01	0883739	025	Every	B	030	\$1,079.00	\$64.76
HULL, Ronald L. & Donna J.	28-032-18-01	0883740	032	Every	B	039	\$1,300.04	\$117.88
HUNZIKER, Dianne L.	28-015-12-01	0883741	015	Every	B	018	\$5,853.00	\$2,867.40
IWATA, Donald S. & Susan S.	28-009-25-01	0883742	009	Every	B	010	\$1,079.00	\$141.66
JAMES, Dennis E. D. & Yolanda	28-008-29-01	0883743	008	Every	B	009	\$1,079.00	\$64.76

Exhibit 'A'  
The Ridge Tahoe

JOHNSON, Nancy C. & COOPER, Michael D.	28-034-34-82	0883744	034	Even	C	041	\$1,079.00	\$79.73
JONES, Virginia H.	28-012-16-81	0883745	012	Even	C	013	\$1,079.00	\$64.76
LANSEER, Danny R. & Jacqueline E.	28-035-02-71	0883748	035	Odd	C	042	\$681.59	\$188.32
LOGAN, Joyce	28-021-51-81	0883752	021	Even	C	026	\$1,071.13	\$64.28
MCAULEY, Christopher & Teresa-Anna	28-038-34-02	0883755	038	Every	B	045	\$4,959.00	\$3,275.39
MCGLAUCHIN, Alan E. & Norene M.	28-007-24-01	0883756	007	Every	B	008	\$1,079.00	\$64.76
MCLEOD, Alex N. & Loreen J.	28-043-43-81	0883757	043	Even	C	051	\$1,079.00	\$64.76
MERRITT, Bonnie L. & Joshua A. & Sarah A.	28-042-08-01	0883758	042	Every	B	050	\$1,079.00	\$64.76
NOWLIN, Donald B. & Charlotte A.	28-002-21-01	0883760	002	Every	B	002	\$2,902.00	\$680.50
OSMANY, Mustafa	28-049-12-81	0883761	049	Even	C	057	\$1,079.00	\$64.76
PHILLIPS, James	28-045-03-71	0883764	045	Odd	C	053	\$525.00	\$186.08
PRENZLUA, Marta & ST. JOHN, Monte B.	28-029-13-01	0883766	029	Every	B	036	\$1,079.00	\$64.76
REYNOLDS, Troy & Katherine	28-050-29-81	0883772	050	Even	C	058	\$1,796.64	\$285.26
ROBINSON, Larry John & Linda Susan	28-043-07-01	0883773	043	Every	B	051	\$1,079.00	\$64.76
ROWE, Toby & Margie Mulder	28-032-42-01	0883775	032	Every	B	039	\$539.50	\$40.05
SENDYK, Linda & HANSON LIVING TRUST,								
HANSON, Gary D. & Regina L. Trustees	28-005-28-01	0883776	005	Every	B	005	\$1,079.00	\$64.76
STARKS, John P. & Sherry I.	28-016-03-01	0883778	016	Every	B	019	\$1,079.00	\$64.76
STEINER, Daniel & Cathy	28-029-35-02	0883779	029	Every	B	036	\$4,959.00	\$2,009.16
STONE, Michelle K. & FIX, Cynthia	28-006-32-81	0883780	006	Even	C	006	\$1,079.00	\$64.76
TATE, Thomas	28-045-04-01	0883782	045	Every	B	053	\$1,079.00	\$64.76
TOPOLOSKY, John J.	28-007-02-81	0883784	007	Even	C	008	\$1,079.00	\$64.76
TURNER, Debra A.	28-046-07-81	0883785	046	Even	C	054	\$1,079.00	\$64.76
VAFIADIS, Dean C. & LAZO, Jose A.	28-032-40-01	0883750	032	Every	B	039	\$1,079.00	\$80.14
VELASCO, Robert & Maggie	28-044-34-83	0883786	044	Even	C	052	\$1,078.38	\$64.72
WEATHERSBY, Rhonda	28-017-43-81	0883788	017	Even	C	020	\$1,079.00	\$79.67
WHITE, Benjamin James & BORGER, Daisy O.	28-047-31-02	0883714	047	Every	B	055	\$1,079.00	\$64.76
WILSON, William B. & Charlene	28-003-07-02	883789	003	Every	B	003	\$2,104.00	\$157.04
WOOTEN, Robert & REED, Deidra D.	28-028-26-01	0883791	028	Every	B	033	\$1,079.00	\$64.76
YOCKEY, Ranae	28-025-41-01	0883792	025	Every	B	030	\$559.00	\$33.56

**EXHIBIT "B"**

**(28)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50<sup>th</sup> interest in and to Lot 28 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 1 through 50 (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 Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 only, for one week each year in accordance with said Declarations.**

**A Portion of APN: 1319-30-643-<See Exhibit 'A'>**

**EXHIBIT "C"**

**(28)**

**An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50<sup>th</sup> interest in and to Lot 28 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 1 through 50 (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 Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 only, for one week every other year in <See Exhibit 'A'> - numbered years in accordance with said Declarations.**

**A Portion of APN: 1319-30-643-<See Exhibit 'A'>**