

DOUGLAS COUNTY, NV

2017-901637

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07/20/2017 09:37 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A portion of APN 1319-30-519- <See Exhibit 'A'>

RECORDING REQUESTED BY:  
Stewart Title Guaranty Company

WHEN RECORDED MAIL TO:  
Stewart Title Guaranty Company  
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 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 19, 2017, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. 2017-900222, 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, 2017 and previously, 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 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 '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 20, 2017

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

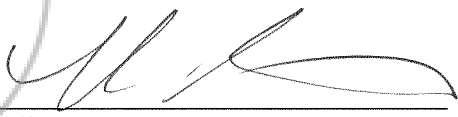
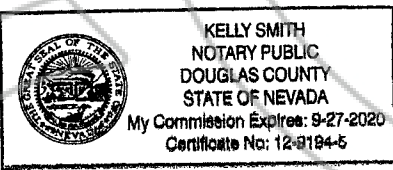
By: Resort Realty, LLC, a Nevada Limited Liability  
Company, its Attorney-in-Fact



\_\_\_\_\_  
Sam Slack, Authorized Agent

STATE OF NEVADA                    )  
  ) SS  
COUNTY OF DOUGLAS            )

This instrument was acknowledged before me on July 20, 2017 by Sam  
Slack, 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'

Acct. No.	Vesting	2017 Assessment Due	Prior Year's Assessments Due	Late Fees Owed	Foreclosure Fees (Est.)	Use Season	Unit No.	Last 3 Digits of APN
50-018-50-02	Benny Auyang, an unmarried man	\$915.00	\$0.00	\$82.38	\$350.00	Winter	018	018
50-004-39-01	David R. Bernstein and Robin Bernstein, a married couple	\$915.00	\$0.00	\$82.38	\$350.00	Winter	004	004
50-005-24-02	Janis Carla Biederman and Janis C. Lawrence, as their interests may appear	\$915.00	\$0.00	\$82.38	\$350.00	Swing	005	005
50-003-34-01	Eric Byrd and Melinda McLaughlin, husband and wife, as joint tenants, with survivorship	\$915.00	\$1,807.00	\$1,191.26	\$350.00	Winter	003	003
50-002-11-02	Eric Byrd and Melinda McLaughlin, husband and wife, as joint tenants with right of survivorship, Charles E. Dodd and Cathrine S. Dodd, husband and wife as joint tenants with right of survivorship	\$915.00	\$1,878.00	\$1,196.22	\$350.00	Summer	002	002
50-014-28-05	Carol Ann Canavero, Trust Manager of the Paul Andrew Canavero and Carol Ann Canavero Survivor's Trust, initially created October 16, 1995	\$915.00	\$0.00	\$82.38	\$350.00	Swing	014	014
50-005-03-01	Robert R. Cessna and Jessica B. Cessna, Husband and Wife as joint tenants, with right of survivorship	\$490.00	\$0.00	\$44.10	\$350.00	Summer	005	005
50-021-42-01	Spring Davidson, a single woman	\$915.00	\$0.00	\$82.38	\$350.00	Winter	021	021
50-006-21-02	Charles E. Dowdy, An unmarried man and Terry Weber, an unmarried man, as joint tenants	\$915.00	\$0.00	\$82.38	\$350.00	Swing	006	006
50-009-43-02	Susan Fitzgerald, an unmarried woman	\$915.00	\$0.00	\$82.38	\$350.00	Winter	009	009
50-022-20-03	Roberta E. Gase, a single woman	\$915.00	\$0.00	\$82.38	\$350.00	Swing	022	022
50-019-30-01	Frank J. Johns and Kimberley L. Moore-Johns, husband and wife as joint tenants	\$915.00	\$0.00	\$82.38	\$350.00	Swing	019	019

Exhibit 'A'

50-002-31-01	KG Global Services, LLC. A Florida Corporation	\$915.00	\$0.00	\$82.38	\$350.00	Swing	002	002
50-007-06-01	Thomas Y. Lee and Joyce C. Lee, husband and wife as joint tenants with right of survivorship	\$915.00	\$0.00	\$82.38	\$350.00	Summer	007	007
50-001-27-04	Deanne L. Lee, an unmarried woman	\$915.00	\$0.00	\$82.38	\$350.00	Swing	001	001
50-014-45-01	Arthur R. Lindstrom and Patricia S. Lindstrom, Trustees of the Arthur R. Lindstrom and Patricia S. Lindstrom Living Trust dated June 24, 2010	\$915.00	\$1,262.00	\$582.57	\$350.00	Winter	014	014
50-022-49-01	Robert A. Martin and Sherry A. Martin, husband and wife as joint tenants with right of survivorship	\$915.00	\$0.00	\$82.38	\$350.00	Winter	022	022
50-008-21-03	Mark Matteson and Janice Matteson, Husband and Wife as Joint Tenants with Right of Survivorship	\$915.00	\$0.00	\$82.38	\$350.00	Swing	008	008
50-012-20-03	Deborah Moore	\$892.00	\$0.00	\$80.28	\$350.00	Swing	012	012
50-014-47-02	James D. Osburn, a single man	\$915.00	\$0.00	\$82.38	\$350.00	Winter	014	014
50-018-03-03	Leo V. Perez and Carmelita Perez, Husband and Wife as Joint Tenants with Right of Survivorship	\$915.00	\$515.00	\$239.52	\$350.00	Summer	018	018
50-004-50-01	Frank D. Reed Jr. a single man as to an undivided 1/2 interest and Phyllis L. Reed, a married woman as to an undivided 1/2 interest	\$495.99	\$0.00	\$44.64	\$350.00	Winter	004	004
50-011-45-01	Frank D. Reed Sr. and Phyllis L. Reed, husband and wife as joint tenants as to an undivided 1/2 interest and Susan M. Lengle, an unmarried woman as to an undivided 1/2 interest, all together as tenants in common	\$915.00	\$0.00	\$82.38	\$350.00	Winter	011	011

Exhibit 'A'

50-003-15-02	Phillip Rivas and Elida Rivas, husband and wife as joint tenants with right of survivorship	\$915.00	\$0.00	\$82.38	\$350.00	Summer	003	003
50-015-10-02	Raymond K. Rowley a married man as his sole and separate property and Frances A. Rowley, Trustee of the Frances A. Rowley Family Declaration of Trust Dated November 2, 1987	\$915.00	\$0.00	\$82.37	\$350.00	Summer	015	015
50-009-38-01	Herbert R. Tortolani and Nancy J. Tortolani, as Trustees of the Herbert R. Tortolani and Nancy J. Tortolani Revocable Trust Dated May 2, 2001	\$915.00	\$0.00	\$82.38	\$350.00	Winter	009	009

**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'>**