

DOUGLAS COUNTY, NV

2017-902371

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08/07/2017 10:22 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A portion of APN 1319-30-721-<See Exhibit 'A'>  
1319-30-722- <See Exhibit 'A'> and  
1319-30-723-<See Exhibit 'A'>

RECORDING REQUESTED BY:  
Stewart Title Guaranty

WHEN RECORDED MAIL TO:  
Stewart Title Guaranty  
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, 2017**, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. 2017-900996, 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: August 7, 2017

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

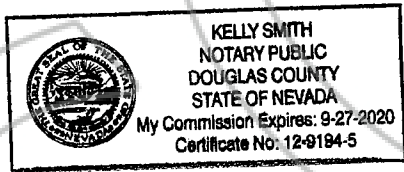
By: Resort Realty, LLC, a Nevada Limited Liability  
Company, its Attorney-in-Fact



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

STATE OF NEVADA                    )  
  ) SS  
COUNTY OF DOUGLAS            )

This instrument was acknowledged before me on August 7, 2017 by Sam Slack, 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



\_\_\_\_\_  
Notary Public

Exhibit 'A'

Acct. No.	Owner of Record	2017 Assess. Due	Prior Year's Amounts Owed	Late Fees Owed	Foreclosure Fees (Est.)	Legal Desc. Exhibit	Unit No.	Season	Last 3 Digits of APN
32-109-02-01	MATTHEW R. BIGGS and JOYCE A. BIGGS, Trustee under that certain LIVING TRUST AGREEMENT, dated October 3, 1980	\$1,154.00	\$0.00	\$69.24	\$350.00	C	109	Summer	009
33-123-20-02	BRYAN BOWEN and LESLEE BOWEN, Husband and wife as joint tenants with right of survivorship	\$1,154.00	\$0.00	\$69.24	\$350.00	E	123	Swing	003
32-105-19-02	BRYAN BOWEN and LESLEE BOWEN, husband and wife as joint tenants with right of survivorship	\$1,154.00	\$0.00	\$69.24	\$350.00	C	105	Swing	005
32-105-20-05	AMELIA A. BOYD, as Trustee of the AMELIA A. BOYD LIVING TRUST	\$1,154.00	\$0.00	\$69.24	\$350.00	C	105	Swing	005
32-120-26-02	ALAN BURKHALTER and DIANE S. BURKHALTER, Trustees of the ALAN AND DIANE S. BURKHALTER LIVING TRUST, dated July 18, 1996	\$1,154.00	\$0.00	\$69.24	\$350.00	C	120	Swing	021
31-088-17-02	GLENN W. CADY	\$1,154.00	\$879.00	\$289.28	\$350.00	B	088	Summer	008
32-107-50-02	JOHN H. J. CASHMAN, an unmarried man	\$1,154.00	\$0.00	\$69.24	\$350.00	C	107	Winter	007
32-112-05-01	K. CRAWFORD, a widow	\$1,154.00	\$0.00	\$69.24	\$350.00	C	112	Summer	013
32-103-50-03	GAIL THERESA DARBY, HERBERT LOUIS BANKS, JR., DOMINIC HERBERT BANKS and BREANA NICOLE BANKS as joint tenants with right of survivorship	\$1,154.00	\$0.00	\$69.24	\$350.00	C	103	Winter	003
31-100-43-01	JEFF DOSS	\$1,154.00	\$0.00	\$69.24	\$350.00	B	100	Winter	021
31-091-06-02	RICHARD L. EDWARDS, an unmarried man	\$1,154.00	\$0.00	\$69.24	\$350.00	B	091	Summer	012
31-089-28-02	RICKY FLOWERS	\$1,154.00	\$0.00	\$69.24	\$350.00	B	089	Swing	009
33-137-29-02	JOHN L. FOXTON and DELPHINE E. FOXTON, husband and wife as joint tenants with right of survivorship	\$1,154.00	\$0.00	\$69.24	\$350.00	E	137	Swing	018
33-127-15-71	DUSTIN D. FRANKS and MICHELLE B. FRANKS, husband and wife as joint tenants with the right of survivorship	\$1,154.00	\$0.00	\$69.24	\$350.00	F	127	Summer	007
33-133-05-02	MICHAEL T. GILMORE and RHONDA N. GILMORE, husband and wife as joint tenants	\$1,154.00	\$779.00	\$298.66	\$350.00	E	133	Summer	014

Exhibit 'A'

31-091-51-01	VERNON P. GOLDSWORTHY and BETTY L. GOLDSWORTHY, husband and wife, as Community Property	\$1,154.00	\$0.00	\$101.62	\$350.00	B	091	Winter	012
32-105-37A	HENRY L. GRAVES, JR. and LINDA S. GRAVES, husband and wife as joint tenants with rights of survivorship	\$1,154.00	\$0.00	\$69.24	\$350.00	C	105	Winter	005
31-087-26-01	FRED E. HAMEL and DONNA J. HAMEL, husband and wife as joint tenants	\$1,154.00	\$0.00	\$69.24	\$350.00	B	087	Swing	007
31-099-24-02	LARRY L. HANSEN, an unmarried man	\$1,154.00	\$0.00	\$85.43	\$350.00	B	099	Swing	020
31-093-22-04	DENNIS R. HARRIS and ANTOINETTE MARIE HARRIS, Trustees for the HARRIS FAMILY TRUST, dated February 27, 1991	\$1,154.00	\$0.00	\$83.93	\$350.00	B	093	Swing	014
32-104-29-04	KENNETH CHARLES HOFMANN and JANICE IRENE HOFMANN, husband and wife as joint tenants	\$1,154.00	\$0.00	\$117.81	\$350.00	C	104	Swing	004
33-127-30-01	DEAN A. JOHNSON and LORRAINE A. JOHNSON, husband and wife as joint tenants	\$1,154.00	\$0.00	\$69.24	\$350.00	E	127	Swing	007
33-130-29-01	SAMUEL W. KIM and ANNE KIM, husband and wife as joint tenants	\$1,154.00	\$1,604.00	\$598.42	\$350.00	E	130	Swing	010
32-106-31-01	JOHN RAYMOND LEA and BECKY A. LEA, husband and wife as joint tenants with full rights of survivorship	\$1,154.00	\$4,959.00	\$2,957.47	\$350.00	C	106	Swing	006
32-106-36-01	STEVEN J. LIPPMAN and KERRY V. LIPPMAN, husband and wife as joint tenants with right of survivorship	\$1,154.00	\$0.00	\$69.24	\$350.00	C	106	Winter	006
32-113-20-73	SARAH LYONS, a married woman	\$1,154.00	\$0.00	\$69.24	\$350.00	D	113	Swing	014
31-095-09-01	LARRY McANALLY and PHYLLIS McANALLY, husband and wife as joint tenants with full right of survivorship	\$1,154.00	\$0.00	\$69.24	\$350.00	B	095	Summer	016
31-082-31-01	BARBARA LOFRANCO and HOWARD MEYER and JACK R. WOODSON and BONNIE J. WOODSON, as Co-Trustees of the WOODSON FAMILY 1991 TRUST dated July 9, 1991 as their interests may appear	\$854.00	\$0.00	\$69.24	\$135.00	B	082	Swing	002
33-123-06-01	MARTIN MILLER and CHERI MILLER, husband and wife as joint tenants with right of survivorship	\$1,154.00	\$0.00	\$69.24	\$350.00	E	123	Summer	003
31-085-31-02	ABEL G. LOPEZ, Trustee of the MJA REVOCABLE TRUST, dated February 8, 2012	\$1,154.00	\$0.00	\$69.24	\$350.00	B	085	Swing	005

Exhibit 'A'

33-136-09-03	LEONARD J. NAVARRO, as Trustee of THE LEONARD J. NAVARRO 1999 REVOCABLE TRUST	\$1,154.00	\$0.00	\$85.43	\$350.00	E	136	Summer	017
32-103-23-01	ROGER L. NEZET, Trustee of the ROGER L. NEZET LIVING TRUST, UDT dated June 17, 1999	\$1,154.00	\$0.00	\$69.24	\$350.00	C	103	Swing	003
32-105-24-01	HISUP PARK and ALICE PARK, as Joint Tenants with Rights of Survivorship	\$1,154.00	\$0.00	\$85.43	\$350.00	C	105	Swing	005
31-088-32-01	TIFANI PARKS, a single woman	\$1,154.00	\$0.00	\$69.24	\$350.00	B	088	Swing	008
33-124-30-04	DANIEL PEREZ	\$1,154.00	\$2,577.00	\$1,175.50	\$350.00	E	124	Swing	004
31-084-38-01	PHILIP J. PERHAM and DEBRA L. PERHAM, Trustees, or their Successors in Interest, of THE PHILIP J. PERHAM and DEBRA L. PERHAM TRUST AGREEMENT dated May 23, 1990	\$1,154.00	\$0.00	\$69.24	\$350.00	B	084	Winter	004
31-091-38-01	STEVEN A. PETERSSON and ROLANDE K. PETERSSON, husband and wife as Community Property	\$1,154.00	\$5,852.58	\$3,989.96	\$350.00	B	091	Winter	012
31-086-44-01	STEVEN A. PETERSSON and ROLANDE K. PETERSSON, husband and wife as Community Property	\$1,154.00	\$5,853.00	\$3,990.36	\$350.00	B	086	Winter	006
33-139-15-04	PAULA G. PLOFCHAN, Trustee of the PAULA G. PLOFCHAN REVOCABLE TRUST, dated September 30, 2006	\$1,154.00	\$0.00	\$101.62	\$350.00	E	139	Summer	020
32-117-11-02	DENNIS RICHARD POTTENGER, Trustee of the RICHARD L. POTTENGER IRREVOCABLE TRUST, dated April 4, 2016	\$1,154.00	\$0.00	\$69.24	\$350.00	C	117	Summer	018
32-106-23-01	GAIL PRINCE, Trustee of the GAIL PRINCE DECLARATION OF LIVING TRUST dated September 17, 1996	\$1,154.00	\$0.00	\$69.24	\$350.00	C	106	Swing	006
32-106-41-01	RONALD R. PRINTZ and BARBARA PRINTZ, husband and wife as joint tenants with right of survivorship	\$1,154.00	\$0.00	\$69.24	\$350.00	C	106	Winter	006
31-093-39-01	RONALD R. PRINTZ and BARBARA M. PRINTZ, husband and wife as joint tenants	\$1,154.00	\$0.00	\$69.24	\$350.00	B	093	Winter	014

Exhibit 'A'

31-088-19-01	SANDRA REICHLIE and CHRIS REICHLIE, in Joint Tenant, SANDRA CROSS, RAYMOND O. GRIFFITH and ELIZABETH A. GRIFFITH, Trustees of the RAYMOND O. GRIFFITH AND ELIZABETH A. GRIFFITH REVOCABLE FAMILY TRUST, established October 24, 1990 as their interests may appear	\$1,154.00	\$0.00	\$69.24	\$350.00	B	088	Swing	008
31-098-30-01	JOHN L. RICHARD and MARIE T. RICHARD, husband and wife, and CELESTE M. RICHARD, their unmarried daughter, as joint tenants	\$1,154.00	\$0.00	\$69.24	\$350.00	B	098	Swing	019
31-099-39-02	ROBERT S. ROBERTSON, a single man	\$1,154.00	\$0.00	\$69.24	\$350.00	B	099	Winter	020
33-133-26-01	ANNETTE ROLDAN, a single woman	\$1,154.00	\$0.00	\$69.24	\$350.00	E	133	Winter	014
32-107-51-01	THOMAS L. RUPPRECHT, an unmarried man and TERRY W. RUPPRECHT, an unmarried man, as joint tenants	\$1,154.00	\$0.00	\$69.24	\$350.00	C	107	Winter	007
33-125-45-02	EDUARDO SAAD and ANTONIETA M. SAAD, husband and wife as joint tenants with right of survivorship	\$1,154.00	\$0.00	\$69.24	\$350.00	E	125	Winter	005
33-121-44-01	ROBERT SCHANZLE and JANET SCHANZLE, husband and wife as Community Property	\$1,154.00	\$0.00	\$85.43	\$350.00	E	121	Winter	001
31-084-32-01	JULIE ANN SENSEMAN	\$1,154.00	\$0.00	\$69.24	\$350.00	B	084	Swing	004
32-103-04-02	CARMA SMITH	\$1,154.00	\$0.00	\$69.24	\$350.00	C	103	Summer	003
33-121-12-01	JAMES M. VREELAND and JUDITH J. VREELAND, husband and wife as joint tenants with right of survivorship	\$1,154.00	\$0.00	\$69.24	\$350.00	E	121	Summer	001
33-128-06-01	LAURIE WASSMUND and LAURA BENSON as joint tenants with rights of survivorship	\$1,154.00	\$0.00	\$69.24	\$350.00	E	128	Summer	008

**EXHIBIT "B"**

**(31)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20<sup>th</sup> interest in and to Lot 31 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 081 through 100 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and (B) Unit No. <See Exhibit 'A'> as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 II recorded February 14, 1984, as Document No. 096759, as amended by document recorded October 15, 1990, as Document No. 236690, 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 Lots 31, 32 or 33 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: 1319-30-721-<See Exhibit 'A'>**

**EXHIBIT "C"**

**(32)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20<sup>th</sup> interest in and to Lot 32 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 101 through 120 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and (B) Unit No. <See Exhibit 'A'> as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 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 Lots 31, 32 or 33 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: 1319-30-722-<See Exhibit 'A'>**



**EXHIBIT "D"**

**(32)**

**An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20<sup>th</sup> interest in and to Lot 32 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 101 through 120 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and (B) Unit No. <See Exhibit 'A'> as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 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 Lots 31, 32 or 33 only, for one week every other year in Odd - numbered years in the <See Exhibit 'A'> "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-722-<See Exhibit '<A'>**

**EXHIBIT "E"**

**(33)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20<sup>th</sup> interest in and to Lot 33 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 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; 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 Phase III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, 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 Lots 31, 32 or 33 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: 1319-30-723-<See Exhibit 'A'>**

**EXHIBIT "F"**

**(33)**

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20<sup>th</sup> interest in and to Lot 33 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 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; 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 Phase III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, 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 Lots 31, 32 or 33 only, for one week every other year in Odd-numbered years in the <See Exhibit 'A'> "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-723-<See Exhibit 'A'>