

DOUGLAS COUNTY, NV

2018-916457

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07/06/2018 10:09 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A portion of APN 1319-30-631- <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 CREST PROPERTY OWNER'S ASSOCIATION is granted under the Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Crest ('Declaration'), dated April 25, 1989, recorded on April 27, 1989, as Document No. 200951 in Book 489 at Page 3383, Official Records, Douglas County, Nevada, a lien in its favor with the power of sale, to secure payment to THE RIDGE CREST PROPERTY OWNER'S ASSOCIATION of any and all assessments made pursuant to said Declaration; and

WHEREAS, THE RIDGE CREST PROPERTY OWNER'S ASSOCIATION caused to be recorded on **June 4, 2018**, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. 2018-915007, 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: 6/20/18

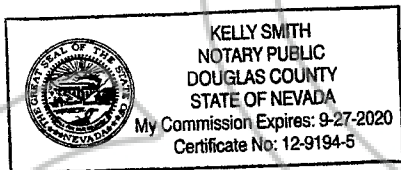
THE RIDGE CREST PROPERTY OWNER'S  
ASSOCIATION, Nevada non-profit corporation

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 6/20/18 by Sam  
Slack, the authorized signer of Resort Realty, LLC, as Nevada Limited Liability Company as  
Attorney-in Fact for The Ridge Crest Property Owner's Association, a Nevada non-profit  
corporation




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

Exhibit 'A'

Acct. No.	Owner of Record	2018 Assessment Due	2018 Due Date	Prior Year's Assessments Due	Late Fees Owed	Foreclosure Fees (Est.)	Unit No.	Year of Use	Legal Desc. Exhibit	Last 3 Digits of APN
49-208-14-01	XAVIER A. ANDERSON, A Single Man	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	208	Every	B	017
49-103-46-82	ROLANDO C. ANSELMO, a single man	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	103	Even	C	003
49-305-32-01	JAMES D. BENNER and NONA BENNER, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	305	Every	B	024
49-107-13-01	GREGORY ALLEN BOESCH and KIMBERLY JUNE BOESCH, husband and wife as Joint Tenants with right of survivorship	\$994.00	1/10/2018	\$65.00	\$175.82	\$350.00	107	Every	B	007
49-207-09-02	KATIE BRABAND	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	207	Every	B	016
49-301-10-02	ANTHONY BRYANT and JACKIE L. BRYANT, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	301	Every	B	019
49-208-03-01	KAREN A. COPENHAVER and MICHAEL S. COPENHAVER, husband and wife, as tenants in common, and joint ownership with right of survivorship	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	208	Every	B	017
49-202-10-83	SUE DARCY, an unmarried woman	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	202	Even	C	011
49-306-39-01	LUIS R. FUENTES and DENISE R. FUENTES, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	306	Every	B	025

Exhibit 'A'

49-201-22-01	RUDY C. GONZALES and CRISTINA GONZALES, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	201	Every	B	010
49-302-50-01	GEORGE MARTINO and JUDITH A. MARTINO, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	302	Every	B	020
49-302-34-02	RAY C. PARKER and VERNITA E. PARKER, Husband and Wife as Joint Tenants with Right of Survivorship	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	302	Every	B	020
49-108-44-83	JAMES R. SCOTT and TERESA K. SCOTT, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	108	Even	C	008
49-206-02-01	BRUCE ROBERTS, CINDY CASTILLO, DOROTHY SCOTT, JEFF ROBERTS and MARILYN ROBERTS, all as joint tenants with right of survivorship in accordance with Article 2nd of the Last Will and Testament of JULIA D. ROBERTS	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	206	Every	B	015
49-209-20-01	DONALD P. STEVENS, an unmarried man	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	209	Every	B	018

Exhibit 'A'

49-305-29-82	THOMAS D. STREW, an Unmarried Man and STEPHANIE DARLING, an Unmarried Woman together as Joint Tenants with Right of Survivorship	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	305	Even	C	024
49-208-33-01	TANYA'S TIMESHARE COMPANY LLC, a Wyoming Limited Liability Company	\$979.52	1/10/2018	\$0.00	\$58.76	\$350.00	208	Every	B	017
49-109-40-81	JAMES A. WHEELER and JOE ANN WHEELER, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	109	Even	C	009
49-105-42-82	TIMOTHY LEE WYMAN and H. MARGARITE WYMAN, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2018	\$0.00	\$59.64	\$350.00	105	Even	C	005

**EXHIBIT "B"**

(49)

A timeshare estate comprised of:

**PARCEL 1: An undivided 1/51st interest in and to that certain condominium estate described as follows:**

- (A) An undivided 1/26<sup>th</sup> interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) Unit No. <See Exhibit 'A'> as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

**PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.**

**PARCEL 3: An exclusive right to the use of a 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" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.**

**A Portion of APN: 1319-30-631-<See Exhibit 'A'>**

**EXHIBIT "C"**

(49)

A timeshare estate comprised of:

**PARCEL 1:** An undivided 1/102nd interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26<sup>th</sup> interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) Unit No. <See Exhibit 'A'> as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

**PARCEL 2:** a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

**PARCEL 3:** An exclusive right to the use of a 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 "ALTERNATE USE WEEK" within the <See Exhibit 'A'> -numbered years as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "ALTERNATE USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-631-<See Exhibit 'A'>