

DOUGLAS COUNTY, NV

2018-916458

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\$35.00 Pgs=7

07/06/2018 10:10 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A portion of APN 1319-30-712-001

RECORDING REQUESTED BY:
Stewart Title Guaranty Company

WHEN RECORDED MAIL TO:
Stewart Title Guaranty Company
3476 Executive Pointe Way #16
Carson City, NV 89706

**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 POINTE PROPERTY OWNER'S ASSOCIATION is granted under the Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Pointe ('Declaration'), recorded on November 5, 1997, as Document No. 0425591 in Book 1197 at Page 678, and as amended, Official Records, Douglas County, Nevada, a lien in its favor with the power of sale, to secure payment to THE RIDGE POINTE PROPERTY OWNER'S ASSOCIATION of any and all assessments make pursuant to said Declaration: and

WHEREAS, THE RIDGE POINTE 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. **2018-915006**, 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, 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 POINTE PROPERTY OWNER'S ASSOCIATION, a 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 signed of Resort Realty, LLC, a Nevada Limited Liability Company as Attorney-in-Fact for The Ridge Pointe Property Owner's Association, a Nevada non-profit corporation.

 KELY SMITH
NOTARY PUBLIC
DOUGLAS COUNTY
STATE OF NEVADA
My Commission Expires: 9-27-2020
Certificate No: 12-9194-5




Exhibit 'A'

Acct. No.	Owner of Record	2018 Assessment Due	2018 Due Date	Prior Year's Assessments Due	Late Fees Owed	Foreclosure Fees (Est.)	Year of Use	Legal Desc. Exhibit
16-025-22-71	ERFAN ADWAN, a single man, as his sole and separate property			\$1,013.00	\$182.40	\$350.00	Odd	C
16-006-02-81	MARK ALMANZA and ISABEL ALMANZA, husband and wife as joint tenants with right of survivorship	\$1,053.00	1/10/2018	\$310.50	\$237.46	\$350.00	Even	C
16-010-46-81	RUSSEL J. BROWNING, JR and REBECCA C. BROWNING, husband and wife as joint tenants with right of survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-010-45-71	YANNI BUCKLEY and STANLEY A. MCKEOWN as their interest may appear			\$1,013.00	\$152.00	\$350.00	Odd	C
16-007-25-81	CHRIS CHRISTOPHER, a single man and TING HA L. WONG, a single woman together as joint tenants with right of survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-013-27-81	RICHARD W. CLASEN and B. RACHEL CLASEN, Trustees of THE RICHARD W. CLASEN and B. RACHEL CLASEN REVOCABLE TRUST, dated September 19, 2007	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-024-10-81	QUINTESSA COPELAND, a Single Woman	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-024-01-82	JOSEPH W. DURHAM, an unmarried man AND SYLVIA L. MADSEN, AN UNMARRIED WOMAN, together as Joint Tenants with Right of Survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-002-47-81	GERALD FOLAND and SANDRA FOLAND, husband and wife as joint tenants with right of survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-004-48-01	BILLY RAY GOODE Jr., a Married Man as Sole and Separate Property	\$1,053.00	1/10/2018		\$63.20	\$350.00	Every	B

Exhibit 'A'

16-006-13-81	ARTHUR E. HODGES, III and ROSA HODGES, husband and wife as joint tenants with right of survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-016-34-01	YAW WEN HU and ALLISON HU, husband and wife, together as joint tenants with right of survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Every	B
16-020-22-01	WALTERINE HELEN SIMRIL, an unmarried woman and ELEANOR J. LETCHAW, an unmarried woman together as joint tenants with right of survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Every	B
16-014-36-81	EARLY LUCAS and LAUREN H. LUCAS, husband and wife as joint tenants with right of survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-005-30-81	JAMES A. MADDEN, JR. and MARGUERITE O. MADDEN, husband and wife as joint tenants with right of survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-018-10-81	GARY L. MANDELLA and TAMMY L. MANDELLA, husband and wife as joint tenants with right of survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-003-18-82	DAVID L. MEISTER AND MARGARET P. MEISTER, HUSBAND AND WIFE as Joint Tenants with right of Survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-018-15-71	JESSE MORENO, a single man			\$813.00	\$208.70	\$350.00	Odd	C
16-003-51-82	SONIA M. PEREZ a single woman	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-012-17-81	MANJU RAMACHANDRAN and VYDHYANATHAN KALYANASUNDHARAMANASUN, husband and wife as Joint tenants with right of survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-003-38-81	RONALD L. ROSENBERRY AND JUDITH B. ROSENBERRY, HUSBAND AND WIFE AS, Joint Tenants with Right of Survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C

Exhibit 'A'

16-007-50-81	ALVIN RUTHER a single man as, Sole and Separate Property	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-008-15-01	MARIA ISABEL GIL SANTOS, A Single Woman	\$1,053.00	1/10/2018		\$63.20	\$350.00	Every	B
16-010-43-82	PAUL D. STAHLY AND PATRICIA E. STAHLY, HUSBAND AND WIFE AS Joint Tenants with Right Of Survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C
16-018-03-81	MILAN J. TICA and BEATRIZ M. TICA, husband and wife as joint tenants with right of survivorship	\$1,053.00	1/10/2018	\$630.00	\$1,403.47	\$350.00	Even	C
16-012-48-01	MARK J. ZANOTTO and ROBIN M. ZANOTTO, husband and wife as joint tenants with right of survivorship	\$1,053.00	1/10/2018	\$49.25	\$75.04	\$350.00	Every	B
16-022-04-81	THOMAS A. ZAVORAS, an unmarried man and MICHELE R. BELLON, an unmarried woman together as joint tenants with right of survivorship	\$1,053.00	1/10/2018		\$63.20	\$350.00	Even	C

EXHIBIT "B"

(160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/1326th interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

A Portion of APN: 1319-30-712-001

EXHIBIT "C"

(160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in < See Exhibit 'A' > -numbered years in accordance with said Declaration.

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