

DOUGLAS COUNTY, NV

2018-917995

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08/13/2018 10:35 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A portion of APN 1319-30-643-<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

**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 11, 2018**, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. 2018-916617, 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, 2018 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: 7/18/18

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

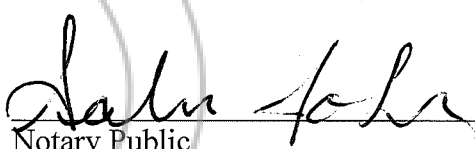
By: Resort Realty, LLC, a Nevada Limited Liability
Company, its Attorney-in-Fact



Sam Slack, Authorized Agent

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on July 18 2018 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

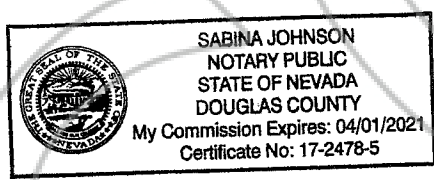


Exhibit 'A'

Acct. No.	Owner Name	2018 Assess. Due	Prior Year's Amounts Owed	Late Fees Owed	Foreclosure Fees (Est.)	Legal Desc. Exhibit	Unit	Use Year	Last 3 Digits APN
28-013-09-01	GILBERT T. ALVAREZ and VELMA ALVAREZ, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	013	Annual	016
28-012-01-01	PAUL AMUNDSON and SUSAN AMUNDSON, Husband and Wife as Joint Tenants with Right of Survivorship	\$798.00	\$0.00	\$89.85	\$350.00	B	012	Annual	013
28-040-15-01	STEVEN R. BARNES, a single person	\$1,198.00	\$0.00	\$89.85	\$350.00	B	040	Annual	048
28-001-05-82	JOHN BENSON and DARLENE BENSON, Husband & Wife as Joint Tenants with Right of Survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	C	001	Even	001
28-010-04-81	STEPHANIE BIRCHMAN, A single woman, and HOWARD D. WIXSON JR. and WANDA C. WIXSON, Trustees of the HOWARD D. WIXSON JR and WANDA C. WIXSON 1996 REVOCABLE TRUST, Dated August 23, 1996	\$898.00	\$0.00	\$80.85	\$350.00	C	010	Even	011
28-027-19-01	STEVEN D. CARATTINI, a single man	\$1,198.00	\$0.00	\$89.85	\$350.00	B	027	Annual	032
28-027-36-02	RANDELL CARRAHER and HEATHER CARRAHER, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	027	Annual	032
28-017-46-01	ALEXANDRU COLEV	\$1,198.00	\$0.00	\$107.82	\$350.00	B	017	Annual	020
28-016-11-81	RUSSELL CORLEY and MARTITA CORLEY, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	C	016	Even	019
28-025-07-81	JAMES DALE CRISTLER and JOY LYNN CRISTLER, Trustees of THE CRISTLER FAMILY 2010 REVOCABLE TRUST, dated February 8, 2010	\$1,198.00	\$1,325.75	\$1,593.77	\$350.00	C	025	Even	030
28-010-51-81	GILBERT DARDAR and DOREEN LOPEZ DARDAR, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	C	010	Even	011
28-048-07-81	DEWEY LAKE PROPERTIES, LLC., a limited liability company	\$1,198.00	\$0.00	\$89.85	\$350.00	C	048	Even	056
28-011-26-03	E.G. DOCKRELL and C.A. DOCKRELL, Husband and Wife as Joint Tenants with Right of Survivorship	\$1,056.31	\$0.00	\$79.20	\$350.00	B	011	Annual	012
28-035-49-01	E.G. DOCKRELL and C.A. DOCKRELL, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	035	Annual	042
28-025-22-01	ALFONSO ELIZARRARAS and VICTORIA GERDA DE ELIZARRARAS, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	025	Annual	030

Exhibit 'A'

28-040-44-01	JOE GALANTE and JULIE GALANTE, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$954.00	\$342.12	\$350.00	B	040	Annual	048
28-037-28-82	JUAN GARCIA, an unmarried man	\$1,198.00	\$0.00	\$71.88	\$350.00	C	037	Even	044
28-044-18-01	JAMES H. GARVINE JR. and MARY CATHERINE GARVINE, husband and wife as joint tenants with right of survivorship	\$817.08	\$0.00	\$72.72	\$350.00	B	044	Annual	052
28-023-28-01	CASEY A. GIBSON, a single man	\$1,198.00	\$0.00	\$89.85	\$350.00	B	023	Annual	028
28-047-51-01	CHARLES S. GOODWIN and BEVERLY A. GOODWIN, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	047	Annual	055
28-009-47-81	EUNICE HANDLOSER, Widow	\$1,198.00	\$0.00	\$89.85	\$350.00	C	009	Even	010
28-026-34-81	VICTOR HANSEN and LORI A. HANSEN, husband and wife as joint tenants with right of survivorship	\$1,033.00	\$0.00	\$79.00	\$350.00	C	026	Even	031
28-019-27-01	DWIGHT F. HANSON, a single man and GINA M. VILLALOBOS, a single woman together as joint tenants with right of survivorship	\$1,198.00	\$558.00	\$821.72	\$350.00	B	019	Annual	024
28-008-23-81	MICHAEL E. HARRIS and CORAZON B. HARRIS, husband and wife as joint tenants with right of survivorship	\$1,148.00	\$0.00	\$89.85	\$350.00	C	008	Even	009
28-025-10-81	ARMANDO HERNANDEZ and IRENE T. HERNANDEZ, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	C	025	Even	030
28-002-11-01	JORGE HERNANDEZ and MA. CONCEPCION RAMIREZ, husband and wife and CLAUDIA HERNANDEZ, a single woman and JORGE A. HERNANDEZ, a single man altogether as joint tenants with right of survivorship	\$1,197.66	\$0.00	\$269.40	\$350.00	B	002	Annual	002
28-007-37-71	JB PAINTING AND DRYWALL SERVICES, LLC, a Florida Corporation	\$2,179.00	\$0.00	\$1,274.85	\$350.00	C	007	Odd	008
28-004-04-01	WARREN L. JOHNSON AND SHERRAN K. JOHNSON, as TRUSTEES of the JOHNSON FAMILY TRUST	\$1,198.00	\$1,383.00	\$572.00	\$350.00	B	004	Annual	004
28-031-08-01	LOUISE M. JONES, an unmarried woman	\$1,198.00	\$0.00	\$89.85	\$350.00	B	031	Annual	038
28-006-02-01	HERMAN JOOR and THEODORA JOOR, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	006	Annual	006
28-001-42-72	ANDREW R. KING and DAWN KING, husband and wife as joint tenants with right of survivorship	\$1,154.00	\$0.00	\$615.37	\$350.00	C	001	Odd	001
28-029-18-01	JOHN B. LEGLER and D. ELIZABETH LEGLER, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	029	Annual	036
28-020-42-85	SATYASHREE MAHAPATRA and DEEPA GOPALA, husband and wife as joint tenants	\$1,198.00	\$0.00	\$89.85	\$350.00	C	020	Even	025

Exhibit 'A'

28-031-14-81	PETER MANN and MAUREEN MANN, Husband and Wife as Joint Tenants with Right of Survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	C	031	Even	038
28-050-23-02	RICHARD B. MARILL, D.D.S., an unmarried man	\$1,198.00	\$0.00	\$89.85	\$350.00	B	050	Annual	058
28-035-18-01	CHARLES W. MATHER, a single man	\$1,198.00	\$0.00	\$300.69	\$350.00	B	035	Annual	042
28-002-03-01	ANNETTE DION MCGOWAN, sole owner	\$1,198.00	\$0.00	\$89.85	\$350.00	B	002	Annual	002
28-034-23-02	NEAL MICHAEL NACHMAN and ELIZABETH STOKES, Husband and Wife as Joint Tenants with Right of Survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	034	Annual	041
28-030-24-01	RUSSELL L. OUTLAW and MARY ANN OUTLAW, as joint tenants with Right of Survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	030	Annual	037
28-026-50-01	SAMUEL C. PANNELL and BONNIE J. PANNELL, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	026	Annual	031
28-013-22-01	MICHAEL PANZARELLA	\$1,198.00	\$0.00	\$89.85	\$350.00	B	013	Annual	016
28-021-42-01	IN HO PARK and NINA J. PARK, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	021	Annual	026
28-031-11-81	ERWIN N. PEREZ and ELIZABETH FERRER-PEREZ, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	C	031	Even	038
28-040-36-01	HAROLD THOMAS PRESTIDGE and VALERIE ANN PRESTIDGE, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	040	Annual	048
28-048-06-01	JOSEPH PRICE AND JAIME PRICE, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	048	Annual	056
28-019-48-01	WALDEMAR PRZYBOROWSKI and ALINA PRZYBOROWSKI, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	019	Annual	024
28-001-49-01	EDDIE J. RAVON and SADIE M. RAVON, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	001	Annual	001
28-033-30-02	ROBERT C. SHAW and CAROLE R. SHAW, Husband and Wife as Joint Tenants	\$1,198.00	\$0.00	\$89.85	\$350.00	B	033	Annual	040
28-024-19-01	JOSEPH STEGMAYER, an unmarried man	\$1,198.00	\$0.00	\$89.85	\$350.00	B	024	Annual	029
28-005-29-01	MARK KEVIN STOELTJE and wife, MELISSA FLETCHER STOELTJE	\$1,198.00	\$0.00	\$89.85	\$350.00	B	005	Annual	005
28-002-19-81	THE BOEREMA FAMILY TRUST	\$1,198.00	\$0.00	\$89.85	\$350.00	C	002	Even	002
28-037-51-02	TIMESHARE TRADE INS, LLC	\$1,198.00	\$0.00	\$89.85	\$350.00	B	037	Annual	044
28-028-20-01	CHERYLE G. TKACH, an unmarried woman	\$1,198.00	\$1,154.00	\$657.33	\$350.00	B	028	Annual	033
28-003-25-82	DAVID TOMPKINS and KIMBERLY TOMPKINS, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	C	003	Even	003

Exhibit 'A'

28-050-36-01	WILLIAM D. WENBERG and RHONDA WENBERG, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	050	Annual	058
28-036-12-01	WARREN R. WHEELOCK and MELISSA WHEELOCK, Husband and Wife as Joint Tenants with Right of Survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	B	036	Annual	043
28-022-42-81	CLYDE WILSON, a single man	\$1,198.00	\$0.00	\$89.85	\$350.00	C	022	Even	027
28-047-40-82	MARK R. WILSON and JENNIFER A. WILSON, husband and wife as joint tenants with right of survivorship	\$1,198.00	\$0.00	\$89.85	\$350.00	C	047	Even	055
28-044-14-01	JEFFREY C. WINKLER, a single man	\$1,198.00	\$0.00	\$89.85	\$350.00	B	044	Annual	052
28-040-25-01	CAROLINE L. YACOUB, a widow	\$1,198.00	\$0.00	\$89.85	\$350.00	B	040	Annual	048

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 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3 - 13th 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 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3 - 13th 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'>