

DOUGLAS COUNTY, NV

2019-931395

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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

**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 3, 2019**, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. 2019-929804, 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: 6/20/19

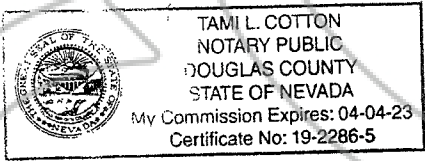
THE RIDGE CREST PROPERTY OWNER'S
ASSOCIATION, Nevada non-profit corporation

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

Vicky Cress
Vicky Cress, Authorized Agent

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 6/20/19 by Vicky Cress
, 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



Tami L. Cotton
Notary Public

Acct. No.	Owner of Record	2019 Assessment Due	2019 Due Date	Prior Year's Assessment Due	Late Fees Owed	Foreclosure Fees (Est.)	Unit	Year of Use	Legal Desc. Exhibit	Last 3 Digits of APN
49-203-29-01	SHAKER N. ABUKISHK and MAYA S. ABUKISHK, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	203	Every	B	012
49-305-40-01	MICHAEL L. BARTON, an unmarried man	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	305	Every	B	024
49-307-30-72	J. ERIC BENCHLEY	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	307	Odd	C	026
49-108-02-04	HAROLD H.R. BRUMMER and PAMELA S. BRUMMER, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	108	Every	B	008
49-203-06-03	ANGELO CALLISTO, sole owner	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	203	Every	B	012
49-206-06-75	ANGELO CALLISTO, sole owner	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	206	Odd	C	015
49-306-16-01	REX CANONES and RUBY S. CANONES, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	306	Every	B	025
49-208-45-02	DAVID A. COOPER, an unmarried man and BRENDA HARDIN, an unmarried woman	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	208	Every	B	017

Exhibit 'A'

49-102-43-03	ALVERA JEAN DIAS and CINDY RIVERA, as joint tenants	\$994.00	1/10/2019	\$1,836.00	\$1,253.66	\$350.00	102	Every	B	002
49-305-48-01	LAURENCE M. ENOMOTO and KIM N. ENOMOTO, Trustees, or the successors in trust, under the LARRY AND KIM ENOMOTO TRUST, dated April 11, 2017	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	305	Every	B	024
49-308-51-01	F MULERO ENTERPRISES, LLC, a limited liability company	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	308	Every	B	027
49-208-47-01	JUDENE MARIE GAUTIER, a single woman	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	208	Every	B	017
49-305-13-01	DAVID R. GRIFFITHS and MARY E. GRIFFITHS, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	305	Every	B	024
49-201-01-02	DAVID HERSHBERGER and CARRIE E. HERSHBERGER, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	201	Every	B	010

Exhibit 'A'

49-103-14-03	WANDA S. HOOPER and REGINALD LAMONT SIMS	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	103	Every	B	003
49-303-27-72	EARL D. HOY and OFELIA R. HOY, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	303	Odd	C	021
49-208-28-01	RICHARD A. LEPPIG and PATRICIA LEPPIG, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	208	Every	B	017
49-207-47-02	STACY L. LOZANO & PAUL A. LOZANO	\$994.00	1/10/2019	\$435.09	\$175.19	\$350.00	207	Every	B	016
49-106-16-01	LINDA MARTIN, a single woman	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	106	Every	B	006
49-302-33-01	RICHARD H. RANEY and LUCY RANEY, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	302	Every	B	020
49-307-42-01	RONALD G. RILEY and HARRIET S. RILEY, Trustees of the RILEY FAMILY TRUST dated September 24, 1999	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	307	Every	B	026

Exhibit 'A'

49-305-46-02	WALTER T. SMITH and SANDRA S. SMITH, husband and wife as joint tenants with right of survivorship	\$662.00	1/10/2019	\$0.00	\$29.79	\$350.00	305	Every	B	024
49-206-20-01	JAMES E. THIBODEAU and CARMEL E. THIBODEAU, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	206	Every	B	015
49-106-10-01	NANCY E. TURGEON, a single woman	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	106	Every	B	006
49-104-10-74	WIGGENS FAMILY HOLDINGS, LLC, a Wyoming limited liability company	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	104	Odd	C	004
49-202-23-01	WILLIAM J. WITEK and DAWN M. WITEK, husband and wife as joint tenants with right of survivorship	\$994.00	1/10/2019	\$0.00	\$59.64	\$350.00	202	Every	B	011
49-108-22-72	ZIMMERMANN FAMILY VACATIONS, LLC, a Wyoming limited liability company	\$994.00	1/10/2019	\$0.00	\$44.73	\$350.00	108	Odd	C	008

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 1/26th 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 1/26th 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'>