

DOUGLAS COUNTY, NV

2019-931663

Rec:\$35.00

\$35.00 Pgs=10

07/12/2019 10:38 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A portion of APN 1319-30-724- <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 **June 10, 2019**, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. 2019-930090, 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.



Acct. No.	Owner	2019 Assessment Due	Prior Year's Amounts Owed	Late Fees Owed	Foreclosure Fees (Est.)	Legal Desc. Exhibit	Unit	Season	Last 3 Digits of APN
34-006-38-02	AMY F. ALLEC, an unmarried woman	\$1,249.00	\$0.00	\$74.96	\$350.00	B	006	Swing	006
34-023-37-01	ROBERT H. BARR and BETTY J. BARR, husband and wife as joint tenants, DAVID G. BARR and LUANNE BARR, husband and wife as joint tenants and CYNTHIA J. BARR, a single woman altogether as joint tenants with right of survivorship	\$1,249.00	\$0.00	\$74.96	\$350.00	B	023	Prime	024
34-020-10-01	PAUL K. BECKER and SUNNY B. BECKER, husband and wife as community properties	\$1,249.00	\$0.00	\$74.96	\$350.00	B	020	Prime	021
34-032-44-01	LESLIE N. BROWN, an unmarried man	\$1,249.00	\$0.00	\$74.96	\$350.00	B	032	Swing	033
34-025-02-02	ANNABELLE EMERSON BROWN, Trustee, or her successors in trust, of the BROWN LIVING TRUST, dated August 4, 1995, and any amendments thereto	\$1,249.00	\$0.00	\$74.96	\$350.00	B	025	Prime	026
34-030-46-A	LOUIS A. BRYSON and EVELYN J. BRYSON, husband and wife as joint tenants with right of survivorship	\$1,249.00	\$0.00	\$74.96	\$350.00	B	030	Swing	031
34-015-23-03	BARBARA J. CONE, an unmarried woman	\$1,249.00	\$0.00	\$74.96	\$350.00	B	015	Prime	016

34-007-46-01	J.R. DEAGEN and GERELDENE D. DEAGEN, husband and wife as joint tenant with right of survivorship, and not as tenants in common	\$1,249.00	\$0.00	\$74.96	\$350.00	B	007	Swing	008
34-025-51-04	JAMES R. DEAGEN and GERELDENE D. DEAGEN, husband and wife as joint tenants with right of survivorship	\$1,249.00	\$0.00	\$74.96	\$350.00	B	025	Swing	026
34-001-45-A	RAY M. DES HARNNAIS and GALEEN R. DES HARNNAIS, husband and wife and joint tenants with right of survivorship	\$1,249.00	\$0.00	\$56.22	\$350.00	B	001	Swing	001
34-006-01-01	ROSE ANN DINAURO, an unmarried woman	\$1,249.00	\$0.00	\$74.96	\$350.00	B	006	Prime	006
34-015-45-01	HEINZ EBERHARD ELLERSIECK and ASTRID ELENA ELLERSIECK, as Trustees of the ELLERSIECK TRUST, dated November 27, 1995	\$1,249.00	\$0.00	\$74.96	\$350.00	B	015	Swing	016
34-004-10-71	F MULERO ENTERPRISES, LLC, a Limited Liability Company	\$1,249.00	\$0.00	\$74.96	\$350.00	C	004	Prime	004
34-029-44-02	F MULERO ENTERPRISES, LLC, a Limited Liability Company	\$1,249.00	\$0.00	\$74.96	\$350.00	B	029	Swing	030
34-035-15-01	DOUGLAS FOERST, a single man	\$1,109.00	\$0.00	\$66.56	\$350.00	B	035	Prime	036
34-023-08-02	WILLIAM J. FURLONG and CECELIA A. FURLONG, Trustees, or any successors in trust, under the WILLIAM J. FURLONG and CECELIA A. FURLONG TRUST dated July 30, 1999	\$1,249.00	\$0.00	\$74.96	\$350.00	B	023	Prime	024

Exhibit 'A'

34-004-13-72	BEN T. GONZALES and MARY L. GONZALES, husband and wife as joint tenants with right of survivorship	\$1,249.00	\$0.00	\$74.96	\$350.00	C	004	Prime	004
34-017-07-01	GARY G. GRIFFITH and JULY ANN GRIFFITH, husband and wife as joint tenants with right of survivorship	\$1,249.00	\$0.00	\$74.96	\$350.00	B	017	Prime	018
34-003-36-73	MICHAEL HAMILTON, as Trustee of the KATHLEEN M. STANLEY and MICHAEL W. HAMILTON REVOCABLE TRUST, dated September 26, 2013	\$1,249.00	\$0.00	\$74.96	\$350.00	C	003	Prime	003
34-033-16-71	DAVID M. HUFF, an unmarried man	\$1,249.00	\$0.00	\$74.96	\$350.00	C	033	Prime	034
34-034-17-02	LEWIS J. KANTER, M.D., an unmarried man	\$1,387.00	\$0.00	\$83.24	\$350.00	B	034	Prime	035
34-013-47-01	ROSALIE KNIGHT and ROSALIE P. KEITH, as their interests may appear	\$549.00	\$0.00	\$32.96	\$350.00	B	013	Swing	014
34-026-05-A	RHONDA LINDQUIST, a married woman as her sole and separate property, and STEVEN WENGER, a single man, as joint tenants with right of survivorship and not as tenants in common	\$1,249.00	\$0.00	\$74.96	\$350.00	B	026	Prime	027
34-019-33-01	GLENN LOFTIN and KATHLEEN LOFTIN, husband and wife and GLENN and KATHLEEN LOFTIN FAMILY TRUST, as joint tenants with right of survivorship	\$1,249.00	\$0.00	\$74.96	\$350.00	B	019	Prime	020

Exhibit 'A'

34-033-39-71	LEO MARTUS and LINDA S. MARTUS, husband and wife, as joint tenants as to an undivided 1/2 interest and CATHERINE M. SURUKI, a single woman as to an undivided 1/2 interest	\$1,069.00	\$0.00	\$69.56	\$350.00	C	033	Swing	034
34-002-09-A	TERRY E. MCCARDLE and JACQUELINE E. MCCARDLE, husband and wife as joint tenants with right of survivorship	\$1,249.00	\$0.00	\$74.96	\$350.00	B	002	Prime	002
34-024-20-01	MAKRAM MICHAEL and HELEN MICHAEL, husband and wife as joint tenants with right of survivorship	\$1,249.00	\$0.00	\$74.96	\$350.00	B	024	Prime	025
34-012-12-02	JESSE D. MITCHELL and ANDREA D. AVERY-MITCHELL, husband and wife as joint tenants with right of survivorship	\$1,249.00	\$0.00	\$74.96	\$350.00	B	012	Prime	013
34-027-45-01	ELISA MORRIS, an unmarried woman	\$1,249.00	\$0.00	\$92.93	\$350.00	B	027	Swing	028
34-031-17-02	KIMBERLY MORTON, a single woman as to an undivided 1/3 interest and DANNY FAULCONER and JUDY H. FAULCONER, husband and wife as joint tenants as to an undivided 2/3 interest	\$1,249.00	\$0.00	\$74.96	\$350.00	B	031	Prime	032
34-021-15-71	WESLEY Y. OTOW and MAY F. OTOW, husband and wife as joint tenants with right of survivorship	\$1,249.00	\$0.00	\$74.96	\$350.00	C	021	Prime	022
34-024-05-01	DELBERT LEE PHILLIPS III, a single man	\$1,249.00	\$0.00	\$74.96	\$350.00	B	024	Prime	025

Exhibit 'A'

34-007-44-02	SALVATORE JOHN BALBI and JUDITH BALBI, husband and wife as joint tenants as to an undivided 1/2 interest and ANTHONY RAIOLA and MAUREEN RAIOLA, husband and wife as joint tenants as to an undivided 1/2 interest	\$1,249.00	\$0.00	\$74.96	\$350.00	B	007	Swing	008
34-011-31-71	DONNA RICHARD, a widow and LONDON RICHARD, a single man, together as joint tenants	\$1,249.00	\$0.00	\$74.96	\$350.00	C	011	Prime	012
34-029-28-A	SHEILA L. ROWNTREE, Trustee of the DAVID T. TERRY ROWNTREE AND SHEILA LEE ROWNTREE REVOCABLE TRUST	\$1,249.00	\$0.00	\$74.96	\$350.00	B	029	Prime	030
34-033-47-72	KEVIN B. SCOTT, a single man	\$1,044.93	\$0.00	\$64.18	\$350.00	C	033	Swing	034
34-029-13-02	CHARLENE SEWELL, a widow	\$1,249.00	\$0.00	\$74.96	\$350.00	B	029	Prime	030
34-036-23-01	CARLITOS R. SILVA and JULIETA L. SILVA, husband and wife as joint tenants with right of survivorship	\$1,109.00	\$2,084.00	\$750.32	\$350.00	B	036	Prime	037
34-003-37-02	DEAN R. SOUTAR and PATRICIA L. SOUTAR, husband and wife as joint tenants with right of survivorship, and not tenants in common	\$1,249.00	\$0.00	\$74.96	\$350.00	B	003	Prime	003
34-038-35-01	ALBERT F. STEVENS and SHARON R. STEVENS, husband and wife as joint tenants with right of survivorship	\$1,109.00	\$0.00	\$66.56	\$350.00	B	038	Prime	039

34-032-48-03	LAURIE SUTTON	\$1,249.00	\$1,198.00	\$547.34	\$350.00	B	032	Swing	033
34-001-10-01	BRADLEY SWENSON, an unmarried man and DAWN CRANE, an unmarried woman together as joint tenants with right of survivorship, and not as tenants in common	\$1,249.00	\$0.00	\$92.67	\$350.00	B	001	Prime	001
34-007-10-71	A. RAY TOLAR and MAJORIE L. TOLAR, husband and wife as joint tenants with right of survivorship	\$1,249.00	\$0.00	\$74.96	\$350.00	C	007	Prime	008
34-023-39-71	DUANE E. WHALEY and MARY T. WHALEY, husband and wife as joint tenants with right of survivorship	\$1,249.00	\$0.00	\$74.96	\$350.00	C	023	Swing	024
34-033-29-71	VICTORIA WITT, an unmarried woman	\$1,249.00	\$0.00	\$294.20	\$350.00	C	033	Prime	034

**EXHIBIT "B"**

**(34)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38<sup>th</sup> interest in and to Lot 34 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 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 34 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: 1319-30-724-<See Exhibit 'A'>**

**EXHIBIT "C"**

**(34)**

**An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38<sup>th</sup> interest in and to Lot 34 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 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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, in Lot 34 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: 1319-30-724-<See Exhibit 'A'>**