

DOUGLAS COUNTY, NV

2016-877608

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FIRST AMERICAN TITLE INSURANCE CO.- API

KAREN ELLISON, RECORDER

APN: 1320-29-000-008 and 1320-33-210-072

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

First American Title Company  
2500 Paseo Verde Parkway, Ste.120  
Henderson, NV 89074

Trustee Sale No. 2490276-IRK / NCS 745119-A

### NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/29/2014. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAYBE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

On 04/06/2016 at 1:00 P.M., **FIRST AMERICAN TITLE INSURANCE COMPANY**, as the duly appointed Trustee under and pursuant to that certain Deed of Trust, Assignment of Leases and Rents and Security Agreement ("Deed of Trust"), recorded on 06/03/2014, as **Document No. 843860** in the Official Records of the Recorder of **Douglas County**, State of Nevada (the "Records"), executed by **THE RANCH AT GARDNERVILLE, LLC**, a Nevada limited liability company, as Trustor ("Borrower"), to secure certain obligations in favor of **OPAL INVESTMENTS, LLC**, a Nevada limited liability company, as to an undivided \$5,100,000/\$6,000,000 interest; **THE BEN NV TRUST, ABBY NILSON, TRUSTEE**, as to an undivided \$500,000/\$6,000,000 interest; **ALLURE PEBBLE, LLC**, a Nevada limited liability company, as to an undivided \$400,000/\$6,000,000 interest, as original Beneficiary ("Original Lender").

Aforementioned Trustee **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a cashier's check drawn by state or federal credit union or a cashier's check drawn by state or federal savings and loan association, savings association, or savings bank) all right, title and interest conveyed to and now held by the Trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty expressed or implied regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Place of Sale: In front of the North side public entrance to the Douglas County Courthouse located at 1038 Buckeye Road, Minden, NV 89423.

Legal Description: **SEE EXHIBIT "A" ATTACHED HERETO FOR COMPLETE LEGAL DESCRIPTION.**

The street address and other common designation, if any, of the real property described above is purported to be: **VACANT LAND - APN 1320-29-000-008 and 1320-33-210-072**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, encumbrances, condition, suitability for a particular purpose or the location or existence of any personal property, to satisfy the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fee, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to wit:

Amount of unpaid balance and other charges: **\$8,799,665.51** (Estimated).

**Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary may elect to bid less than their full credit bid.**

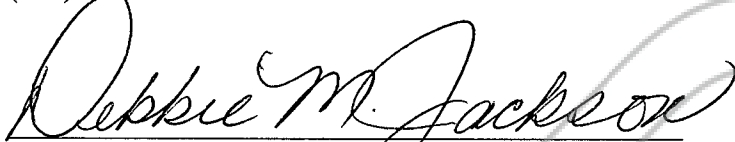
The Beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and a written Notice of Default and Election to Sell Under Deed of Trust. The undersigned caused said Notice of Default and Election to Sell Under Deed of Trust to be recorded in the county where the real property is located and more than three months have elapsed since such recordation.

Furthermore, the Beneficiary will conduct a unified foreclosure sale pursuant to the provisions of the Nevada Uniform Commercial Code (NRS Chapter 104) and to include in the non-judicial foreclosure of the estate described in this Notice of Trustee's Sale any and all personal property and fixtures described in the Deed of Trust and in any other instruments given, or caused to be given by Borrower, in favor of Beneficiary. Beneficiary reserves the right to revoke its election as to some or all of the personal property and/or fixtures, or to add additional personal property and/or fixtures to the elections herein expressed, at Beneficiary's sole election from time to time and to any time until the consummation of the Trustee's Sale to be conducted pursuant to the Deed of Trust.

**THIS PROPERTY IS SOLD AS-IS, LENDER/BENEFICIARY IS UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENTS UNDER NRS 113.130 BY PURCHASING AT THIS SALE AND SIGNING RECEIPT.**

DATED: February 29, 2016

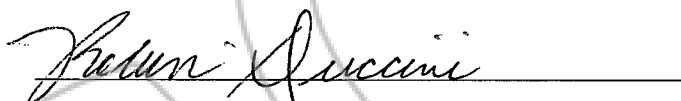
FIRST AMERICAN TITLE INSURANCE COMPANY  
FORECLOSURE DEPARTMENT  
2500 PASEO VERDE PARKWAY, STE. 120  
HENDERSON, NV 89074  
(702) 731-4131



Debbie M. Jackson, Vice President

STATE OF NEVADA    )  
                                  : ss  
COUNTY OF CLARK    )

This instrument was acknowledged before me on February 29, 2016  
by Debbie M. Jackson, Vice President of First American Title Insurance Company



Notary Public (My commission expires: 11/7/16)

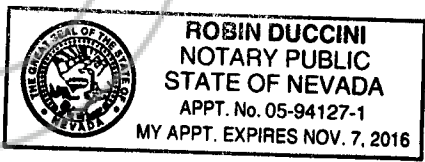


Exhibit "A"  
Legal Description

PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTH ONE-HALF (S½) OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., A FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 11172 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR PARK CATTLE CO. RECORDED SEPTEMBER 28, 2004 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 625243, THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29, SOUTH 89° 23' 21" EAST, 1693.57 FEET;  
THENCE SOUTH 00° 20' 20" WEST, 1690.72 FEET TO THE NORTHEAST CORNER OF LOT 42 AS SHOWN ON THE SECOND AMENDED RECORD OF SURVEY FOR JOHN B. ANDERSON RECORDED JUNE 04, 1981 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 56926, A FOUND 5/8" REBAR WITH CAP, RLS 2280;  
THENCE ALONG THE NORTH LINE OF SAID LOT 42, NORTH 88° 45' 34" WEST, 1728.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 42;  
THENCE ALONG AN EXISTING FENCE AS DESCRIBED IN THE DEED BETWEEN GRACE M. DANGBERG AND HENRY F. AND EDITH HAZEL SEEMAN RECORDED MARCH 17, 1947 IN SAID OFFICE OF RECORDER IN BOOK Y OF DEEDS, AT PAGE 145, NORTH 00° 56' 42" EAST, 1457.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS DESCRIBED IN GRANT DEEDS FOR PUBLIC ROADWAY RECORDED APRIL 13, 1998 IN SAID OFFICE OF RECORDER IN BOOK 498, AT PAGE 1993 AND AS RECORDED DECEMBER 02, 1998 IN BOOK 1298, AT PAGE 826;  
THENCE ALONG SAID RIGHT-OF-WAY OF BUCKEYE ROAD, THE FOLLOWING COURSES:

ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 690.00 FEET, CENTRAL ANGLE OF 30° 22' 50", ARC LENGTH OF 365.86 FEET, AND CHORD BEARING AND DISTANCE OF NORTH 65° 37' 05" EAST, 361.59 FEET; NORTH 80° 48' 30" EAST, 117.90 FEET; NORTH 89° 29' 43" WEST, 425.92 FEET;  
THENCE NORTH 01° 26' 19" EAST, 42.20 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 07, 2006 IN BOOK 0706, PAGE 2210, AS INSTRUMENT NO. 679108 OF OFFICIAL RECORDS.

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PARCEL 2:

REMAINDER PARCEL AS SHOWN ON FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIA-1, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA ON JUNE 18, 2013 IN BOOK 613 AT PAGE 4667 AS DOCUMENT NO. 825569, OFFICIAL RECORDS.

APN: 1320-29-000-008 and 1320-33-210-072

