

DOUGLAS COUNTY, NV

**2023-997754**

Rec:\$40.00

\$40.00 Pgs=3

**06/21/2023 08:13 AM**

NEVADA TRUST DEED SERVICES

**SHAWNYNE GARREN, RECORDER**

APN: 1319-30-544-000 thru 054

**RETURN TO/TRUSTEE CONTACT INFO:**

Nevada Trust Deed Services  
10161 Park Run Drive, Suite 150  
Las Vegas, NV 89145  
(702)733-9900

**NOTICE OF TRUSTEE'S SALE  
(Unified Sale)**

**FILE NO 23-03-005-FCL**

**DATED: June 15, 2023**

On July 19, 2023 at 01:00 PM, Nevada Trust Deed Services, as duly appointed or substituted Trustee under and pursuant to the Deed of Trust and Security Agreement (the "Deed of Trust") dated July 26, 2021 recorded as Instrument No. 2021-971475, and as modified or amended, if applicable, in the Office of the County Recorder of DOUGLAS County, Nevada executed by Peak Tahoe LLC, a Nevada limited liability company in favor of BSP OF Finance, LLC, a Delaware limited liability company as current beneficiary ("Beneficiary") by reason of now continuing default in the payment or performance of obligations secured by said Deed of Trust, including the Notice of Breach and Election to Sell Under Deed of Trust which was recorded in the Office of the County Recorder of DOUGLAS County, Nevada, by the Beneficiary and the undersigned more than three months prior to the date thereof, WILL CAUSE TO BE SOLD AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States of America) at the front entrance to Douglas County Courthouse, 1038 Buckeye Road aka 1625 8th Street, Minden, NV 89423, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as:

**PARCEL 1:**

UNITS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112

UNITS 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211 AND 212

UNITS 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311 AND 312

UNITS 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412 AND UNIT 500, AS SET FORTH ON THE 15TH AMENDED MAP FOR TAHOE VILLAGE UNIT 1, BEING A SUBDIVISION OF LOT 56, FILED FOR RECORD ON FEBRUARY 6, 1997 IN BOOK 0297, PAGE 667 AS DOCUMENT NO. 406172, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

**PARCEL 2:**

AN UNDIVIDED 49/49 INTEREST IN AND TO THAT PORTION OF LOT 56 DESIGNATED AS COMMON AREAS AS SET FORTH ON THE 15TH AMENDED MAP FOR TAHOE VILLAGE UNIT 1, FILED FOR RECORD OF FEBRUARY 6, 1997 IN BOOK 297, PAGE 667 AS DOCUMENT NO. 406172, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, SUBSEQUENTLY ADJUSTED, LOT 56 BEING MORE PARTICULARLY DESCRIBED AS:

ALL THAT PORTION OF LOT 56 OF TAHOE VILLAGE UNIT NO. 1, 15TH AMENDED MAP, FILED FOR RECORD ON FEBRUARY 6, 1997 AS DOCUMENT NO. 406172, AND THAT PORTION OF THE COMMON AREA OF TAHOE VILLAGE UNIT NO. 1, AMENDED MAP, FILED FOR RECORD ON DECEMBER 7, 1971, AS DOCUMENT NO. 55769, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 19°29'45" WEST 6.25 FEET FROM THE SOUTHWEST CORNER OF LOT 56 OF SAID TAHOE VILLAGE UNIT NO. 1, 15TH AMENDED MAP; THENCE NORTH 19°40'00" EAST, 126.59 FEET; THENCE NORTH 10°20'00" WEST, 126.09 FEET; THENCE NORTH 79°40'00" EAST, 36.50 FEET; THENCE NORTH 10°20'00" WEST 8.85 FEET; THENCE NORTH 79°40'00" EAST, 25.33 FEET; THENCE SOUTH 10°20'00" EAST 8.85 FEET; THENCE NORTH 79°40'00" EAST 48.00 FEET; THENCE SOUTH 10°20'00" EAST 105.00 FEET; THENCE SOUTH 79°40'00" WEST 5.25 FEET; THENCE SOUTH 10°20'00" EAST, 49.12 FEET; THENCE SOUTH 19°40'00" WEST, 105.12 FEET; THENCE NORTH 70°20'00" WEST, 16.58 FEET; THENCE SOUTH 19°40'00" WEST, 49.50 FEET; THENCE NORTH 70°20'00" WEST, 36.50 FEET; THENCE SOUTH 19°40'00" WEST, 6.69 FEET; THENCE NORTH 70°20'00" WEST, 25.33 FEET; THENCE NORTH 19°40'00" EAST 6.69 FEET; THENCE NORTH 70°20'00" WEST, 26.17 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF THE COMMON AREA OF TAHOE VILLAGE UNIT NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT ON THE EAST LINE OF ADJUSTED APN 1319-30-516-037, AS SHOWN ON THE RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR MILLAN NEVADA, INC., DOCUMENT NO. 568319 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, SAID POINT BEARS SOUTH 48°38'31" WEST, 1835.38 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 19°14'00" WEST, 43.25 FEET; THENCE NORTH 70°20'00" WEST, 16.58 FEET TO POINT ON SAID EAST LINE OF ADJUSTED APN 1319-30-516-037; THENCE NORTH 19°14'00", EAST LONG SAID EAST LINE, 43.25 FEET; THENCE SOUTH 70°20'00" EAST, CONTINUING ALONG SAID EAST LINE, 16.58 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

AN EASEMENT FOR INGRESS, EGRESS, USE AND ENJOYMENT WITHIN THE COMMON AREAS OF TAHOE VILLAGE UNITS NO. 1, 2 AND 3 AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 26, 1989 IN BOOK 789, PAGE 3011 AS DOCUMENT NO. 207446, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Together with any and all improvements, personal property and fixtures located thereon or otherwise described in the Deed of Trust and in any other instruments in favor of the Beneficiary, and all singular tenements, hereditaments and appurtenances thereunto belonging or appertaining, rents, issues and profits thereof.

Commonly known as: 323 Tramway Dr, Stateline, NV 89449, APN: 1319-30-544-000 thru 054

If a street address or common designation of property is shown, no warranty is given as to its completeness or correctness.

All special declarant's rights held by Trustor and any and all other declarant's rights encumbered by the Deed of Trust and now held by Trustor will be sold in connection with, and at the same time and place as, the real property described above, as provided in Nevada Revised Statutes Section 116.3104. Beneficiary, if it is the purchaser at the sale, will hold the special declarant's rights solely for transfer to another person as provided in Nevada Revised Statutes Section 116.31043.

As provided in the Uniform Commercial Code as enacted in Nevada, Nevada Revised Statutes Chapter 104, the personal property and rights described in the Deed of Trust in which the Beneficiary was granted a security interest (including, without limitation, goods, materials, supplies, fixtures, equipment, machinery, furniture and furnishings; income, receipts, revenues, rents, issues and profits of the above described real property; and documents, instruments, agreements, permits, licenses, claims, causes of action, books, records, and files related to the above described real property) will be sold in connection with, and at the same time and place as, the real property.

Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal balance of the obligations secured by said Deed of Trust, to wit: \$11,092,968.73 together with interest, fees, premiums and charges thereon, as provided in said Promissory Note and related loan documents, advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of Trustee and of the Trusts created by said Deed of Trust.

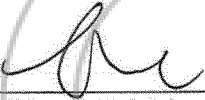
NEVADA TRUST DEED SERVICES

By: Michele Dobar  
Michele Dobar, Foreclosure Officer

Published in Record Courier on the following dates:  
June 21, 2023, June 28, 2023, July 5, 2023

STATE OF NEVADA  
COUNTY OF CLARK

This instrument was acknowledged before me on June 15, 2023 by Michele Dobar, as Foreclosure Officer of Nevada Trust Deed Services.

Signature   
(Notary Public)

