

1 Case No. 96-CV-0220

2 Dept. I

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7 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
8 IN AND FOR THE COUNTY OF DOUGLAS

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11 BRAD RATH and BRENDA RATH,

12 Plaintiffs,

13 v.

NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

14
15 JOHN GROOM, and DOES
16 I - V, inclusive

17 Defendants.

18 _____ /
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20 Under and by virtue of an execution directed to me from the Ninth Judicial District
21 Court of the State of Nevada, in and for the County of Douglas, in favor of the above-named
22 Plaintiffs BRAD RATH and BRENDA RATH, and against the above-named Defendant JOHN
23 GROOM, to satisfy a judgment in the sum of \$71,222.72, plus costs and interest thereon at the
24 legal rate from 11 March 1997 until paid. I have levied upon all the right, title and interest of
25 said Defendant JOHN GROOM in and to the following real property commonly known as 219A
26 and 219B Benjamin, Stateline, Nevada, and more particularly described as follows:
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✓ BROOKE & SHAW
Post Office Box 2860
Minden, Nevada 89423
(702) 782-7171

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Minden, Nevada 89423
(702) 782-7171

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All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lots 414A and 414B, as shown on the map of SECOND AMENDED MAP OF SUMMIT VILLAGE, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 13, 1969, as Document No. 43419.

APN 11-310-22 and
APN 11-310-23

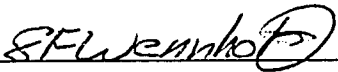
There are two improved units of real property which shall be sold separately.

NOTICE IS HEREBY GIVEN that on the 3rd day of December, 1997, at the hour of 2:00 p.m. of said day, at the Douglas County Law Enforcement Center, 1625 Eighth Street, Minden, Nevada, which is the location of the Douglas County Courthouse, I will sell all right, title and interest of the above-named Defendant JOHN GROOM in and to the real property described herein at Public Auction for cash in current lawful money of the United States of America, to the highest bidder, to satisfy said execution and all interest and costs accruing.

All inquiries regarding the execution and sale herein should be directed to Brooke & Shaw, Ltd., Post Office Box 2860, Minden, Nevada 89423.

Given under my hand this 16th day of October, 1997.

Ronald P. Pierini
SHERIFF OF DOUGLAS COUNTY, NEVADA.

BY: G.F. Wennhold 

TITLE: Deputy Sheriff

0424166
BK1097PG3204

IN THE NINTH JUDICIAL DISTRICT COURT

Of the State of Nevada, in and for the County of

BRAD RATH and BRENDA RATH,

Plaintiffs.

vs.

JOHN GROOM,

Defendant.

No. 96-CV-0220 Dept. No. 1

EXECUTION

THE PEOPLE OF THE STATE OF NEVADA:

To the Sheriff of Douglas County.

GREETINGS:

On 10 March, 1997, a judgment was entered by the above-entitled court in the above-entitled action in favor of Plaintiffs Brad and Brenda Rath as judgment creditor and against Defendant John Groom as judgment debtor for

\$ <u>68,441.70</u>	principal,
\$ <u>293.00</u>	attorney fees,
\$ <u>2,347.43</u>	interest, and
\$ <u>140.59</u>	costs, making a total amount of
\$ <u>71,222.72</u>	the judgment as entered, and

WHEREAS, according to an affidavit and/or a memorandum of costs after judgment filed herein, it appears that further sums have accrued since the entry of judgment, to wit:

\$ <u>1,465.66</u>	accrued interest, and -
\$ <u>171.28</u>	accrued costs, together with \$ <u>Ø</u> fee,
for the issuance of this writ, making a total of	
\$ <u>1,636.94</u>	as accrued costs, accrued interest and fees.

CREDIT must be given for payments and partial satisfactions in the amount of \$ Ø which is to be first credited against the total accrued costs and accrued interest, with any excess credited against the judgment as entered, leaving a net balance of \$ 72,859.66 actually due on the date of the issuance of this writ, of which \$ 71,222.72 bears interest at 10.25 percent per annum, in the amount of \$ 19.94 per day, from the date of judgment to the date of levy, to which must be added the commissions and costs of the officer executing this writ.

0424166

BK1097PG3205

NOW, THEREFORE, SHERIFF OF DOUGLAS COUNTY, you are hereby commanded to satisfy such judgment with interest and costs as provided by law, out of the personal property of such judgment debtor, except that for any pay period, 75 percent of the disposable earnings of such debtor during such period, or the amount by which his disposable earnings for such period exceed 30 times the minimum hourly wage prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938 and in effect at the time the earnings are payable, whichever is greater, is exempt from any levy of execution pursuant to this writ, and if sufficient personal property cannot be found, then out of the real property belonging to such debtor in the aforesaid county, and make return to this writ within not less than 10 days nor more than 60 days endorsed thereon with what you have done.

DATED: This 22 day of May, 1997.

Barbara Keed CLERK

by J. Daley Deputy Clerk

REQUESTED BY
Brooke & Shaw, Ltd
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 OCT 16 P3:41

0424166

BK 1097PG3206

LINDA SLATER
RECORDER

\$ 10.00 PAID OK DEPUTY