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LIONEL SAWYER & COLLINS

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Name: John D. Tennert

Lionel Sawyer & Collins

Address: 50 W. Liberty St., Suite 1100

City/State/Zip Reno, NV 89501

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 12 Fee: 25.00

BK-0312 PG- 5008 RPTT: 0.00



Real Property Transfer Tax:

\$ 0

Notice of Filing Foreign Judgment and Affidavit of Judgment Creditor

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

FILED

2012 MAR -7 AM 11:10

CLERK OF DISTRICT COURT

BY D. J. [Signature]

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0799318 Page: 2 Of 12 03/23/2012

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Michael D. Knox  
Nevada State Bar No. 8143  
LIONEL SAWYER & COLLINS  
50 West Liberty Street, Suite 1100  
Reno, Nevada 89501  
Phone: (775) 788-8666  
Fax: (775) 788-8682

Attorneys for Wells Fargo Bank, N.A.

IN THE SECOND JUDICIAL DISTRICT COURT OF  
THE STATE OF NEVADA IN AND FOR THE  
COUNTY OF WASHOE

IN THE MATTER OF THE ENFORCEMENT  
OF A FOREIGN JUDGMENT BY WELLS FARGO  
BANK, N.A.,

CASE NO.: CV12 00582

Judgment Creditor,

DEPT. NO.: /0

vs.

MICHAEL P. TAYLOR, an individual, AND  
MARLENE TAYLOR, an individual,

Judgment Debtors.

NOTICE OF FILING FOREIGN JUDGMENT  
AND AFFIDAVIT OF JUDGMENT CREDITOR

To: MICHAEL P. TAYLOR and MARLENE TAYLOR, P.O. Box 10851, Zephyr  
Cove, NV 89448

TAKE NOTICE that on the 6th day of March, 2012, an exemplified copy of the Default  
Judgment entered against Michael P. Taylor and Marlene Taylor entitled WELLS FARGO  
BANK, N.A., vs. HERITAGE CIRCLE, LLC, KENSINGTON PARK, LLC, OAKWOOD #1,  
LLC, OAKWOOD #2, LLC, MICHAEL P. TAYLOR, and MARLENE TAYLOR, Case No.  
1:10cv674 in the United States District Court for the Middle District of North Carolina (the  
"Foreign Judgment") and the Affidavit of Judgment Creditor, copies of which are attached hereto  
as Exhibits "1" and "2", respectively, were filed in the above-entitled proceeding on behalf of  
Wells Fargo Bank, N.A., by its attorneys, Lionel Sawyer & Collins, 1100 Bank of America


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1100 Bank of America Plaza, 50 West Liberty Street, Reno, NV 89501.

I affirm that the foregoing document does not contain the Social Security Number of any individual.

DATED this 6<sup>th</sup> day of March, 2012.

LIONEL SAWYER & COLLINS

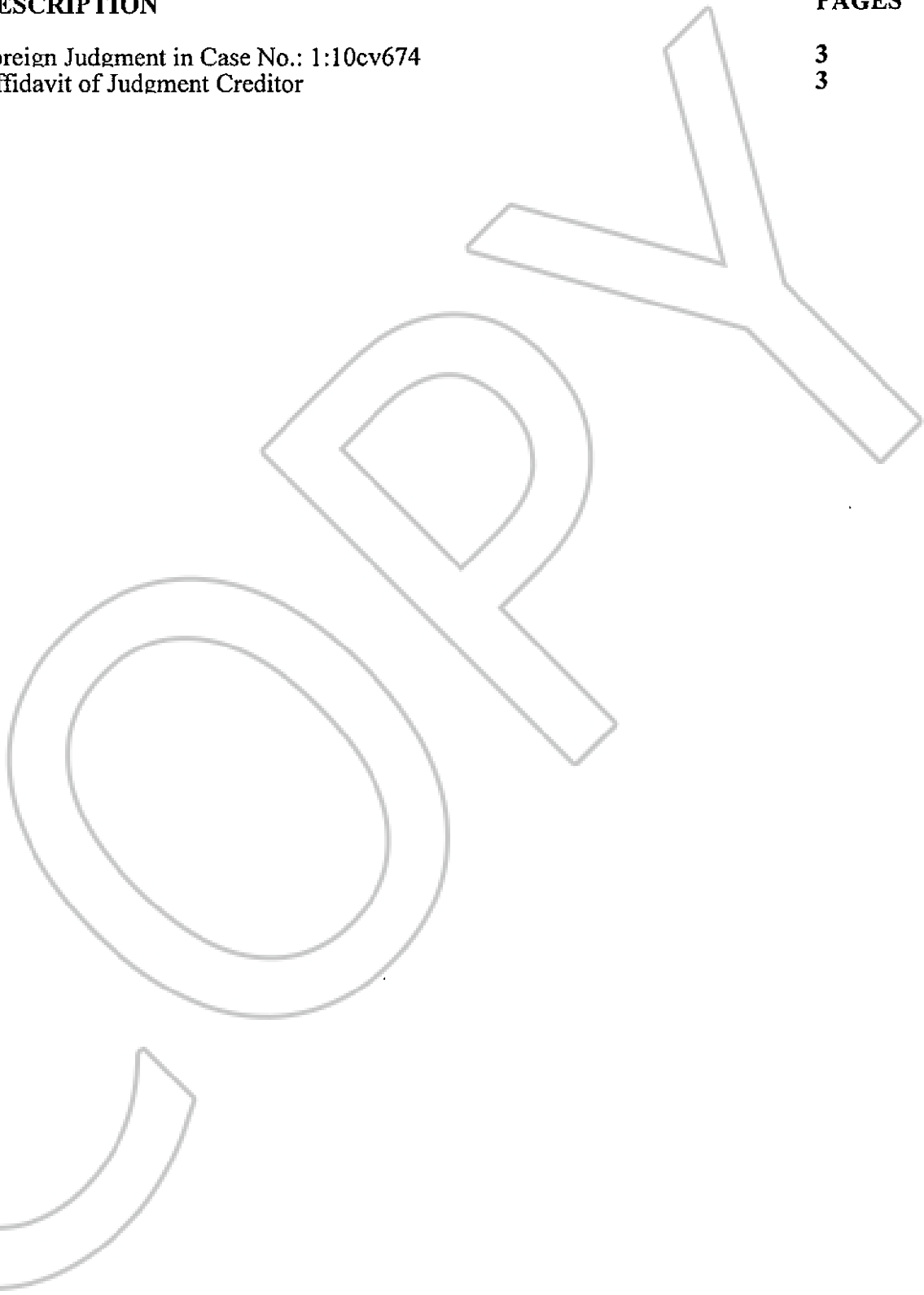
By:   
Michael D. Knox, Esq.  
Christine D. Smith, Esq.  
50 West Liberty Street, Ste. 1100  
Reno, Nevada 89501

Attorneys for Wells Fargo Bank, N.A.

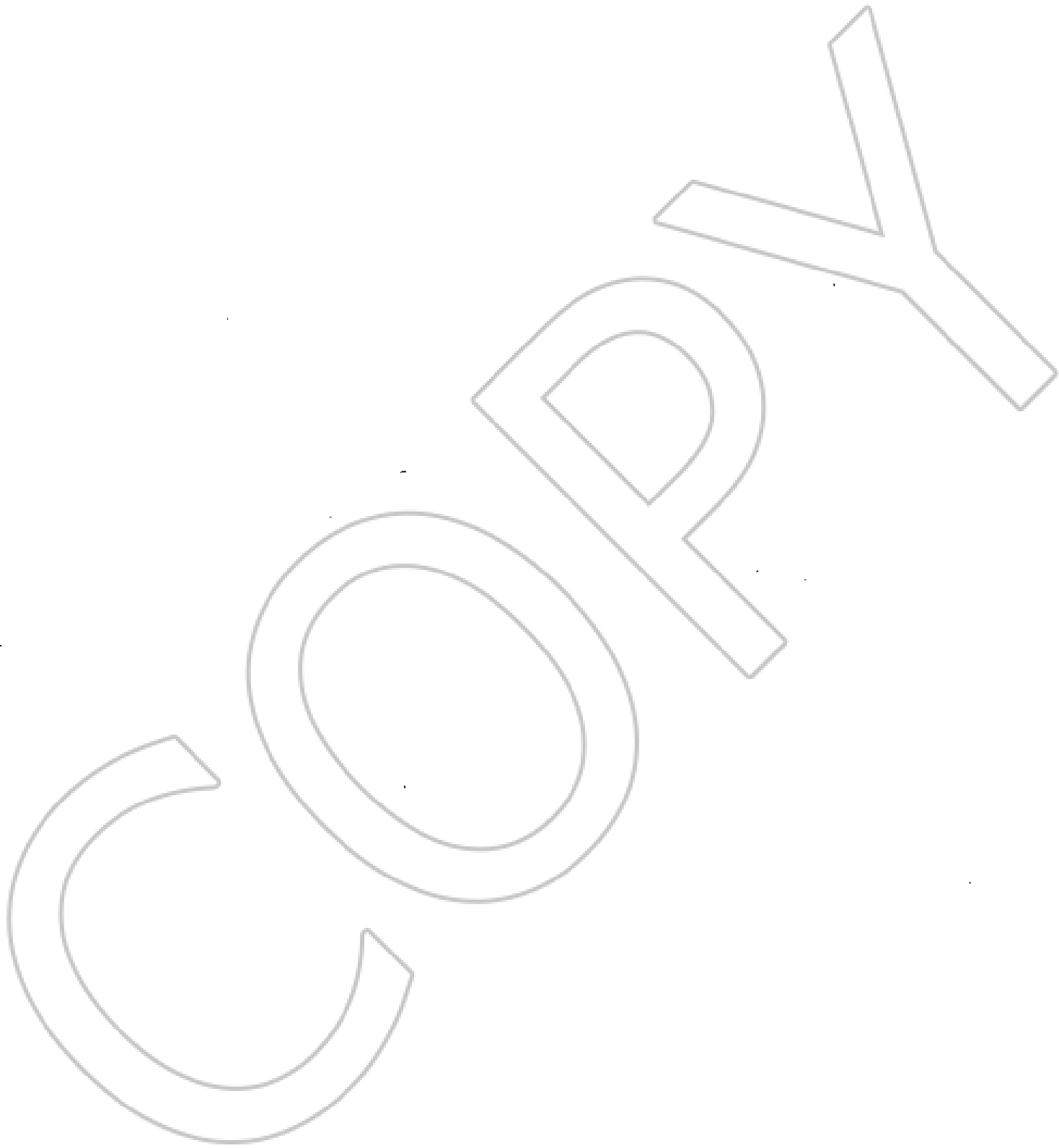
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EXHIBIT INDEX

NO.	DESCRIPTION	PAGES
1.	Foreign Judgment in Case No.: 1:10cv674	3
2.	Affidavit of Judgment Creditor	3



**EXHIBIT 1**



**EXHIBIT 1**

IN THE UNITED STATES DISTRICT COURT  
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA  
Civil Action No.: 1:10cv674

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

HERITAGE CIRCLE, LLC,  
KENSINGTON PARK, LLC,  
OAKWOOD #1, LLC, OAKWOOD #2,  
LLC, MICHAEL P. TAYLOR, and  
MARLENE TAYLOR,

Defendants.

DEFAULT JUDGMENT --  
MICHAEL P. TAYLOR AND MARLENE  
TAYLOR

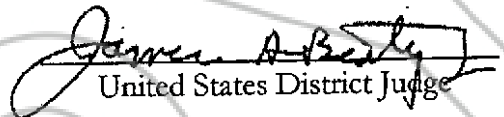
WHEREAS, the record in this cause reveals that a verified complaint was filed in this action on September 3, 2010, that summonses were subsequently issued against both Defendants Michael P. Taylor and Marlene Taylor on September 8, 2010, and that copies of the Complaint and the appropriate Summons were served on Defendants by Federal Express on September 22, 2010; that under the Federal Rules of Civil Procedure the time for pleading or otherwise defending has expired; and that the default of the Defendants Michael P. Taylor and Marlene Taylor has been duly entered according to law, upon request of Plaintiff.

NOW, THEREFORE, the Court concludes that judgment by default should be hereby entered against Defendants Michael P. Taylor and Marlene Taylor in accordance with the prayer of said Complaint and the Affidavit of Marisa McGaughey for the sum certain claimed by Plaintiff in documents in the record of this cause.

NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that the Plaintiff have and recover from the Defendants Michael P. Taylor and Marlene Taylor the sum

of \$3,306,649.04 plus interest at the legal rate from the date of judgment until satisfied and the costs of the instant action.

This, the 18<sup>th</sup> day of January, 2012.

  
United States District Judge

COPY

A True Copy

Teste:

John S. Brubaker, Clerk

By:

  
Deputy Clerk

UNITED STATES DISTRICT COURT

MIDDLE

District of

NORTH CAROLINA

EXEMPLIFICATION CERTIFICATE

I, John S. Brubaker, Clerk of this United States District Court, keeper of the records and seal, certify that the attached documents:

Default Judgment - Michael P. Taylor and Marlene Taylor

are true copies of records of this Court.

In testimony whereof I sign my name and affix the seal of this Court, in this District, at Greensboro on 2/7/2012

[Signature]  
Clerk

[Signature]  
(By) Deputy Clerk

I, James A. Beaty, Jr., a Judicial Officer of this Court, certify that John S. Brubaker, named above, is and was on the date noted, Clerk of this Court, duly appointed and sworn, and keeper of the records and seal, and that this certificate, and the attestation of the record, are in accordance with the laws of the United States.

2/8/12  
Date

[Signature]  
Signature of Judge  
Chief, United States District Court  
Title

I, John S. Brubaker, Clerk of this United States District Court, keeper of the seal, certify that the Honorable James A. Beaty, Jr., Judge

named above, is and was on the date noted a Judicial Officer of this Court, duly appointed, sworn and qualified, and that I am well acquainted with the Judge's official signature and know and certify the above signature to be that of the Judge.

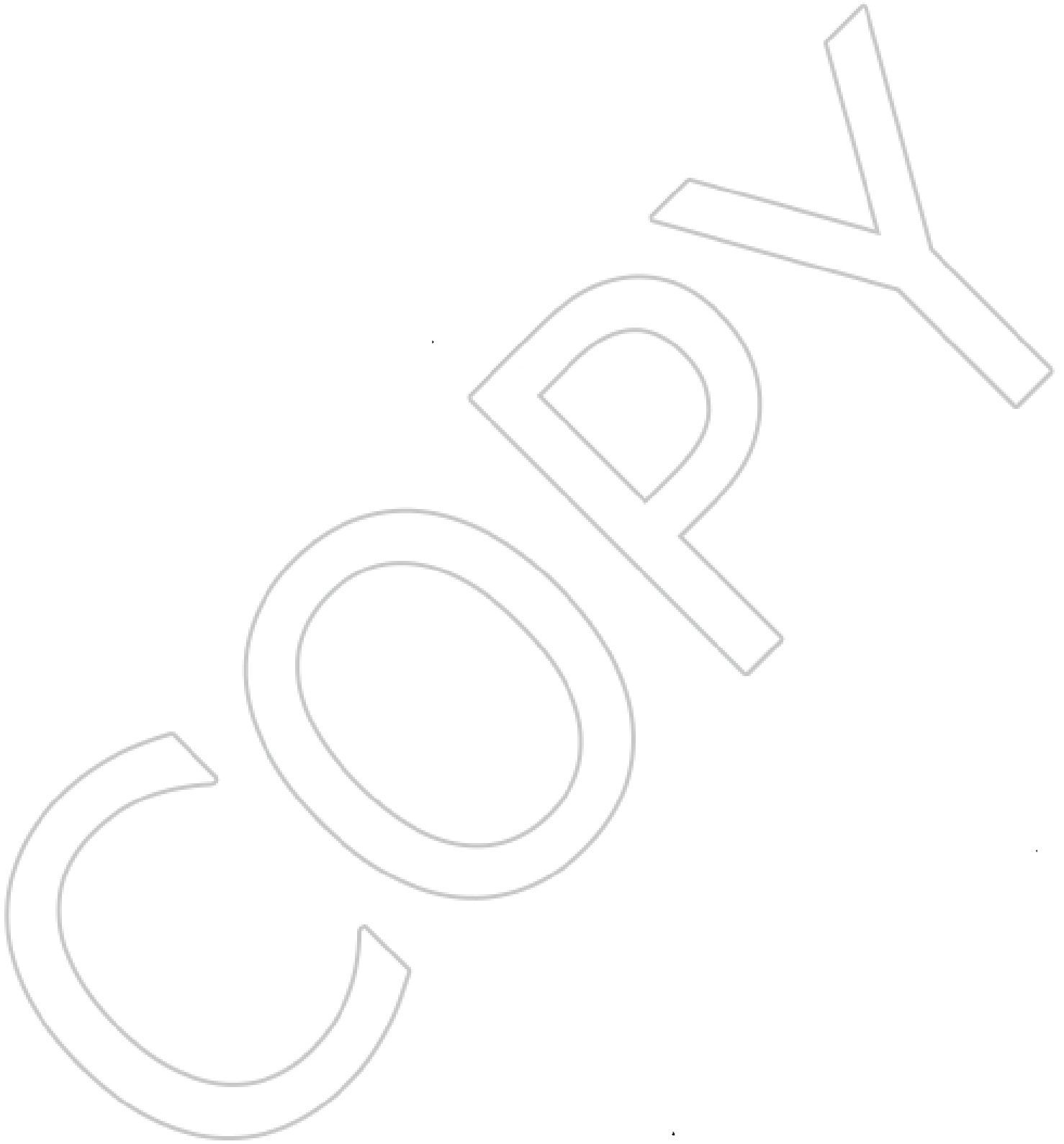
In testimony whereof I sign my name, and affix the seal of this Court at Greensboro in this State, on 2/9/12

[Signature]  
Clerk

[Signature]  
(By) Deputy Clerk



**EXHIBIT 2**



**EXHIBIT 2**

1 1075:  
2 Michael D. Knox  
3 Nevada State Bar No. 8143  
4 LIONEL SAWYER & COLLINS  
5 50 West Liberty Street, Suite 1100  
6 Reno, Nevada 89501  
7 Phone: (775) 788-8666  
8 Fax: (775) 788-8682

9 Attorneys for Wells Fargo Bank, N.A.

10 IN THE SECOND JUDICIAL DISTRICT COURT OF  
11 THE STATE OF NEVADA IN AND FOR THE  
12 COUNTY OF WASHOE

13 IN THE MATTER OF THE ENFORCEMENT  
14 OF A FOREIGN JUDGMENT BY WELLS FARGO CASE NO.:  
15 BANK, N.A.,

16 Judgment Creditor, DEPT. NO.:

17 vs.

18 MICHAEL P. TAYLOR, an individual, AND  
19 MARLENE TAYLOR, an individual,

20 Judgment Debtors.

21 AFFIDAVIT OF JUDGMENT CREDITOR

22 Marisa K. McGaughey, being first duly sworn, deposes and says as follows;

23 1. I am an Assistant Vice President at Hudson Americas LLC ("Hudson"), a  
24 commercial mortgage servicer and real estate asset manager of LSREF2 Nova Investments, LLC  
25 ("LSREF2"). I have personal knowledge of the facts stated herein, and if called upon to testify  
26 as to the matters set forth herein, I would be competent to do so.

27 2. LSREF2 entered into a Purchase and Repurchase Agreement and Securities  
28 Contract with Wells Fargo Bank, N.A. ("Wells Fargo") on December 10, 2010 (the "Repo  
Agreement"). Pursuant to the Repo Agreement, LSREF2 is granted a license to appoint and  
direct servicers, and Hudson is a pre-approved servicer under the Repo Agreement.

3. In connection with the Repo Agreement, Wells Fargo granted Hudson a limited  
power of attorney appointing Hudson as attorney-in-fact for Wells Fargo. A copy of the Limited

1 Power of Attorney is attached hereto as Exhibit 1. This document is maintained in Hudson's  
2 records during the ordinary course of business.

3 4. This Affidavit is filed pursuant to the provisions of NRS 17.360. Wells Fargo is  
4 the judgment creditor under the Foreign Judgment in Case No. 1:10cv674 filed in the United  
5 States District Court for the Middle District of North Carolina on January 18, 2012.

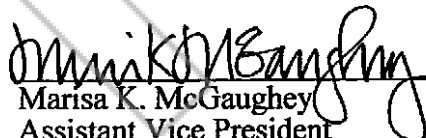
6 5. The last known address of judgment debtor Michael P. Taylor and Marlene  
7 Taylor is P.O. Box 10851, Zephyr Cove, NV 89448.

8 6. The address of the judgment creditor Wells Fargo Bank N.A. is 333 South Grand  
9 Avenue, 9<sup>th</sup> Floor, Las Angeles, CA 90071.

10 7. This foreign judgment is valid and enforceable. No portion of the judgment  
11 amount has been satisfied.

12 I affirm that the foregoing document does not contain the Social Security Number of any  
13 individual.

14 DATED this 1<sup>st</sup> day of March, 2012.

15   
16 Marisa K. McGaughey  
17 Assistant Vice President

18 STATE OF TEXAS }  
19 COUNTY OF DALLAS }

20 SUBSCRIBED AND SWORN to before me this 1<sup>st</sup> day of March, 2012,  
21 by MARISA K. MCGAUGHEY.

22 By:   
23 NOTARY PUBLIC

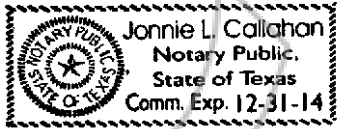




EXHIBIT LIST

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1. Limited Power of Attorney

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