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Douglas County - NV
Karen Ellison - Recorder
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APN # 1023-17-000-01

Judgement
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This page added to provide additional information required by NRS 111.312 Sections 1-2
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DEC 30 2013

DOUGLAS COUNTY
DISTRICT COURT

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2013 DEC 30 AM 11:20

CLERK
BY _____ DEPUTY

**IN THE DISTRICT COURT
DOUGLAS COUNTY, NEVADA**

9 NATIONSTAR MORTGAGE, LLC.

10 Plaintiff,

12 vs.

13 THE ESTATE OF KENNETH K.WAGY;
14 UNKNOWN HEIRS, SUCCESSORS,
15 ASSIGNS, AND ALL PERSONS, FIRMS,
16 OR ASSOCIATIONS CLAIMING RIGHT,
17 TITLE OR INTEREST, FROM OR UNDER,
18 KENNETH WAGY, DECEASED; WELLS
19 FARGO BANK, N.A.; DOES I-X; ROE
20 CORPORATIONS XI-XX, inclusive.

18 Defendants.

Case No. : 12-CV-0275
Dept. No. : 11

JUDGMENT

21 In this Action, the Court after review and consideration of Plaintiff NATIONSTAR
22 MORTGAGE, LLC's ("Plaintiff") Application for Default Judgment, the Declaration in Support
23 of Application for Default Judgment, the Declaration of Counsel Pursuant to NRS 14.040(3), the
24 pleadings and papers on file herein and the admissible evidence presented by Plaintiff showing
25 Plaintiff's entitlement to the relief requested in this Action, the Court hereby enters Judgment in
26 favor of Plaintiff and against Defendants THE ESTATE OF KENNETH K.WAGY;
27 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR
28



1 ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER
2 KENNETH WAGY, DECEASED; WELLS FARGO BANK, N.A.; DOES 1-X; ROE
3 CORPORATIONS XI-XX as follows:

4 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that as of November 30,
5 2013, Plaintiff is owed a total outstanding balance of \$269,457.28 pursuant to the terms of a
6 promissory note secured by that Deed of Trust recorded on May 17, 2007, in the Office of the
7 Douglas County Recorder as document 0701378 (hereinafter the "Deed of Trust").

8 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that interest shall
9 continue to accrue under the aforesaid promissory note secured by the Deed of Trust at 7.00%
10 per annum or \$37.39 per diem after November 30, 2013 until said sums are satisfied in full.

11 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that the real property
12 located at 1376 Spear Point Way, Wellington, Nevada 89444, APN #1023-17-000-001 and as
13 legally described in the Deed of Trust (hereinafter the "Subject Property"), shall be seized and
14 sold under execution by the sheriff of Douglas County, Nevada, and that the proceeds of the sale
15 shall be applied in accordance with NRS 40.462 and towards satisfying the judgment herein.

16 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that additional sums
17 shall continue to accrue under the aforesaid promissory note secured by the Deed of Trust for
18 escrow advancements (i.e. property taxes and insurance), reasonable expenses of taking
19 possession, maintaining, protecting and leasing the Subject Property, the costs and fees of the
20 foreclosure sale, including reasonable trustee's fees, applicable taxes and the cost of title
21 insurance and reasonable attorney's fees and other legal expenses incurred by Plaintiff and the
22 person conducting the foreclosure sale.



1 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that if the proceeds of
 2 the sale are insufficient to satisfy the amount of the judgment herein with interest, including the
 3 costs of the sale, Plaintiff may apply for a deficiency judgment against Defendants THE
 4 ESTATE OF KENNETH K.WAGY and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
 5 AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
 6 INTEREST, FROM OR UNDER, KENNETH WAGY, DECEASED in accordance with NRS
 7 40.455.
 8

9 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that Plaintiff may enter
 10 all or a portion of this judgment as a credit bid at the foreclosure sale of the Subject Property.
 11

12 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that the sheriff shall
 13 issue and deliver to the purchaser his certificate of sale and that upon the expiration of the
 14 statutory time for redemption, if the redemption not be made, the sheriff shall issue and deliver to
 15 the holder of the certificate, or to his order, a deed to the Subject Property and that the grantee in
 16 the deed shall be let into and protected in the possession of the Subject Property and that all
 17 Defendants and all persons claiming under them shall be forever barred and foreclosed of all
 18 right, title, and interest in and to the Subject Property.
 19

20 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that any and/all junior
 21 and/or subordinate interests to the Deed of Trust, including WELLS FARGO BANK, N.A.'s
 22 Short Form Open-End Deed of Trust recorded on June 26, 2008 as document/instrument number
 23 725783 in the Office of the Douglas County Recorder, as well as any persons claiming any
 24

25 //

26 //

27 //

28 //



1 interest or title after the recordation of the notice of pendency of this action, shall be eliminated
2 and forever barred and foreclosed of all right, title, and interest in and to the Subject Property.

3 **IT IS SO ORDERED, ADJUDGED AND DECREED.**

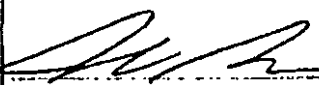
4 **JUDGMENT** rendered this 30 day of December 2013.

5
6
7 

8 DISTRICT COURT JUDGE

9 Respectfully submitted,

10 MILES, BAUER, BERGSTROM &
11 WINTERS, LLP

12
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