

118
Assessor's Parcel Number: 1023-17-001-001

Recording Requested By:

✓ Name: Douglas County Sheriff

Address: PO Box 218

City/State/Zip Minden NV 89423

Real Property Transfer Tax:

Doc Number: **0839918**

03/21/2014 02:49 PM

OFFICIAL RECORDS

Requested By:
DC/SHERIFF

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 0.00

Bk: 0314 Pg: 3910



Deputy ke

\$ _____

Notice of Sheriff's Sale

(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.

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7 MBBW File No. 11-L0208
8 *Attorneys for Plaintiff*

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IN THE DISTRICT COURT
DOUGLAS COUNTY, NEVADA

NATIONSTAR MORTGAGE, LLC.

Plaintiff,

vs.

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

NOTICE OF SHERIFF'S SALE

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

Defendants.

NOTICE OF SHERIFF'S SALE

1
2 By virtue of notice of entry of final Judgment filed on January 6, 2014, and final
3 Judgment entered by the Ninth Judicial District Court in and for Douglas County, Nevada in the
4 above-captioned case on December 30, 2013, and a Writ of Execution issued by the Clerk of the
5 Ninth Judicial District Court in and for Douglas County, Nevada on January 17, 2014, in the
6 above and entitled action, the Sheriff of Douglas County, Nevada will on Thursday the
7 17th day of April of 2014 at 10 a.m./p.m. located at
8 1038 Buckeye Road Minden NV conduct a public auction for
9 sale to the highest bidder for cash or certified funds, all the right, title, claim and interest of
10 KENNETH K.WAGY and THE ESTATE OF KENNETH K.WAGY, UNKNOWN HEIRS,
11 SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING
12 RIGHT, TITLE OR INTEREST, FROM OR UNDER, KENNETH WAGY, DECEASED in and
13 to the following described property to wit:

14 OWNER OF RECORD: KENNETH K.WAGY

15 PHYSICAL PROPERTY ADDRESS: 1376 Spear Point Way, Wellington, Nevada
16 89444.

17 LEGAL DESCRIPTION:

18 PARCEL 2 AS SET FORTH ON THE PARCEL MAP FOR THOMAS L.
19 GARDNER AND MARY GARDNER, BEING A PORTION OF THE
20 NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 17,
21 TOWNSHIP 10 NORTH, RANGE 23 EAST, M.D.B.&M., FILED FOR
22 RECORD OCTOBER 1, 1979, IN BOOK 1079, PAGE 141,
23 DOCUMENT NO. 37256. OFFICIAL RECORDS OF DOUGLAS
24 COUNTY, STATE OF NEVADA.

25 ASSESSOR'S PARCEL NUMBER: 1023-17-001-001

26 This property is being sold without warranty of title. Only U.S. currency will be accepted
27 and payment must be made in full immediately upon conclusion of the sale. Inquiries and any
28

1 other information relating to the sale and foreclosure may be directed to and/or obtained from the
2 undersigned counsel of record for Plaintiff NATIONSTAR MORTGAGE, LLC.


3 NOTICE IS FURTHER GIVEN that the purchaser at the sale shall take title to the above-
4 described property subject to a one (1) year right of redemption period pursuant to NRS 21.210.
5 Prospective bidders should independently investigate and examine the title and condition of the
6 property, as well as any land use laws, regulations, covenants, conditions, restrictions and liens
7 that may affect the property. Prospective purchasers are encouraged to consult with their own
8 attorney prior to bidding.
9

10 DATED: 3/4/14

11 Ron Pierini
12 DOUGLAS COUNTY SHERIFF

13 Respectfully submitted by:

14 MILES, BAUER, BERGSTROM & WINTERS, LLP

15 
16 _____
17 Jory C. Garabedian, Esq.
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19 2200 Paseo Verde Parkway, Suite 250
20 Henderson, NV 89052
21 *Attorneys for Plaintiff*
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Douglas County

SHERIFF

"A Tradition of Service"

Ron Pierini
SHERIFF

SHERIFF'S SALE OF PROPERTY UNDER EXECUTION OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF DOUGLAS

CASE NO: 12-CV-0275

NOTICE IS HEREBY GIVEN THAT:

At 10:00 am on Thursday, April 17, 2014 at the Courthouse Steps, 1038 Buckeye Road, Minden, NV 89423, the herein described real property located in the County of Douglas, Nevada shall be sold at public auction by the Douglas County Sheriff to the highest bidder for lawful money of the United States or a cashier's check.

PARCEL 2 AS SET FORTH ON THE PARCEL MAP FOR THOMAS L. GARDNER AND MARY GARDNER BEING A PORTION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 10 NORTH RANGE 23 EAST M.D.B. & M. FILED FOR RECORD OCTOBER 1, 1979, IN BOOK 1079, PAGE 141, DOCUMENT NO. 37256, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

APN #: 1023-17-001-001

The street address and other common designation, if any, of the real property described above is purported to be: 1376 Spear Point Way, Wellington, Nevada 89444.

The owner of the real property is purported to be: KENNETH K. WAGY

Date: March 5, 2014

Ronald Pierini
Douglas County Sheriff

By: Eric Lindsay #470
Eric Lindsay, Deputy Sheriff