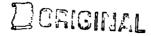
Doc Number: 0839918 Assessor's Parcel Number: 1023-17-001-001 03/21/2014 02:49 PM OFFICIAL RECORDS **Recording Requested By:** Requested By: DC/SHERIFF Douglas Count DOUGLAS COUNTY RECORDERS Karen Ellison - Recorder Fee: \$ 0.00 Address: PO Box 218 Page: 10f 5 Bk: 0314 Pg: 3910 Minden NU 89423 City/State/Zip Real Property Transfer Tax: \$ notice (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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Jory C. Garabedian, Esq.
Nevada Bar No. 10352

jgarabedian@mileslegal.com

MILES, BAUER, BERGSTROM & WINTERS, LLP
2200 Pasco Verde Parkway, Suite 250

Henderson, NV 89052

(702) 369-5960 / FAX (702) 942-0411

MBBW File No. 11-L0208

Attorneys for Plaintiff

IN THE DISTRICT COURT

DOUGLAS COUNTY, NEVADA

NATIONSTAR MORTGAGE, LLC.

Plaintiff,

vs.

20.

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 1-X; ROE CORPORATIONS XI-XX, inclusive.

Defendants.

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

NOTICE OF SHERIFF's SALE

NOTICE OF SHERIFF'S SALE

By virtue of notice of entry of final Judgment filed on January 6, 2014, and final Judgment entered by the Ninth Judicial District Court in and for Douglas County, Nevada in the above-captioned case on December 30, 2013, and a Writ of Execution issued by the Clerk of the Ninth Judicial District Court in and for Douglas County. Nevada on January 17, 2014, in the above and entitled action, the Sheriff of Douglas County. Nevada will on the Judgy of Caput of 2014 at 10 a.m./p.m. located at Conduct a public auction for sale to the highest bidder for cash or certified funds, all the right, title, claim and interest of KENNETH K.WAGY and 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 in and to the following described property to wit:

OWNER OF RECORD: KENNETH K.WAGY

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

LEGAL DESCRIPTION:

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.

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

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

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

other information relating to the sale and foreclosure may be directed to and/or obtained from the

undersigned counsel of record for Plaintiff NATIONSTAR MORTGAGE, LLC.

DATED: 3/4/14

DOUGLAS COUNTY SHERIFF

Respectfully submitted by:

attorney prior to bidding.

MILES, BAUER, BERGSTROM & WINTERS, LLP

Jory C. Garabedian, Esq.

Nevada Bar No. 10352

2200 Paseo Verde Parkway, Suite 250

Henderson, NV 89052

Attorneys for Plaintiff





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Douglas County





"A Tradition of Service"

Ron Pierini SHERIFF

SHERIFF'S SALE OF PROPERTY UNDER EXECTUION 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

Eric Lindsay, Deputy Sheriff