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Assessor's Parcel Number: 1719-30-627-016

Recording Requested By:

✓ Name: Zane Investigations

Address: Greg  
9 Greg St

City/State/Zip Sparks NV 89431

Real Property Transfer Tax:

\$ \_\_\_\_\_

Doc Number: **0845409**

06/30/2014 11:05 AM

OFFICIAL RECORDS

Requested By:  
ZANE INVESTIGATIONS

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 13 Fee: \$ 26.00

Bk: 0614 Pg: 7052



Deputy sg

Writ of Exclusion

(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.*

**RECEIVED**

JUN 30 2014

**DOUGLAS COUNTY  
DISTRICT COURT CLERK**

**FILED**

2014 JUN 30 AM 10:37

TED THUAN  
CLERK

~~DEPUTY~~ DEPUTY

**WRIT**  
LAW OFFICES OF LES ZIEVE  
Benjamin D. Petiprin, Esq. (NV Bar 11681)  
3753 Howard Hughes Parkway, Suite 200  
Las Vegas, Nevada 89169  
Tel: (702) 948-8565  
Fax: (702) 446-9898

Attorneys for SYCP, LLC

**NINTH JUDICIAL DISTRICT COURT**

**DOUGLAS COUNTY, NEVADA**

SYCP, LLC, a limited liability company

Plaintiff,

vs.

STEPHANIE WELCH, an individual; TAHOE  
VILLAGE HOMEOWNERS ASSOCIATION,  
a Nevada corporation; DOES 1 through 10,  
inclusive, and ROES 1 through 10, inclusive.

Defendants.

**CASE NO.: 12-CV-0395**

**DEPT. NO.: II**

**WRIT OF EXECUTION**

- Earnings  Other Property
- Earnings, Order of Support

THE STATE OF NEVADA TO LEVYING OFFICER LAW OFFICES OF LES ZIEVE,  
GREETINGS:

On February 24, 2014 a judgment, upon which there is due in United States Currency the following amounts, was entered in this action in favor of SYCP, LLC as judgment creditor and against Stephanie Welch as judgment debtor. Interest and costs have accrued in the amounts shown. Any satisfaction has been credited first against total accrued interest and costs, leaving the following net balance, which sum bears interest at 6.25% per annum, \$53.04 per day from issuance of this writ to date of levy and to which sum must be added all commissions and costs of executing this Writ.

JUDGMENT BALANCE

AMOUNTS TO BE COLLECTED BY LEVY

Principal \$309,750.17  
 Pre-judgment Interest \$53,608.89  
 Attorney's Fees \$2,260.00  
 Costs \$2,790.70  
 JUDGMENT TOTAL \$368,409.76

NET BALANCE \$371,273.92  
 Fee this Writ \$10.00  
 Garnishment Fee \_\_\_\_\_  
 Mileage \_\_\_\_\_  
 Levy Fee \_\_\_\_\_  
 Advertising \_\_\_\_\_  
 Storage \_\_\_\_\_  
 Interest from \_\_\_\_\_  
 Date of Issuance \_\_\_\_\_  
 SUB-TOTAL \_\_\_\_\_  
 Commission \_\_\_\_\_

Accrued Costs \_\_\_\_\_  
 Accrued Interest \$2,864.16  
 Less Satisfaction \_\_\_\_\_

NET BALANCE \$371,273.92  
 Interest will accrue at  
 \$53.04 per day from  
 issuance of writ to date of  
 levy

TOTAL LEVY \$371,283.92

NOW, THEREFORE, you are commanded to satisfy the judgment for the total amount due out of the following described personal property and if sufficient personal property cannot be found, then out of the following described real property:

TO: Levying Officer Law Offices of Les Zieve, hold an execution sale on attached Judgment in favor of SYCP, LLC, with respect to real property located at physical address: 383 Tramway Drive, #D, Stateline, NV 89449, Douglas County Assessor's Parcel Number 1319-30-627-016, Legal Description: LOT 111, UNIT D, TAHOE VILLAGE UNIT NO. 1, AN AMENDED MAP OF ALPINE VILLAGE UNIT NO.1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 7, 1971, AS DOCUMENT NO. 55769.

///  
 ///  
 ///

(See below for exemptions which may apply)

**EXEMPTIONS WHICH APPLY TO THIS LEVY**  
**(Check appropriate paragraph and complete as necessary)**

Property other than wages. The exemption set forth in NRS 21.090 or in other applicable Federal Statutes may apply, consult an attorney.

Earnings. The amount subject to garnishment and this writ shall not exceed for any one pay period the lesser of:

A. 25% of the disposable earnings due the judgment debtor for the pay period, or

B. The difference between the disposable earnings for the period and \$100.50 per week for each week of the pay period.

Earnings (Judgment or Order of Support)

A Judgment was entered for amounts due under a decree or order entered on \_\_\_\_\_, 20\_\_\_\_\_, by the \_\_\_\_\_ for support of \_\_\_\_\_, for the period from \_\_\_\_\_, 20\_\_\_\_\_, through \_\_\_\_\_, 20\_\_\_\_\_, in \_\_\_\_\_ installments of \$\_\_\_\_\_.

The amount of disposable earnings subject to garnishment and this writ shall not exceed for any one pay period:

A maximum of 50 percent of the disposable earnings of such judgment debtor who is supporting a spouse or dependent child other than the dependent named above;

A maximum of 60 percent of the disposable earnings of such judgment debtor who is not supporting a spouse or dependent child other than the dependent named above;

Plus an additional 5 percent of the disposable earnings of such judgment debtor if and to extent that the judgment is for support due for a period of time more than 12 weeks prior to the beginning of the work period of the judgment debtor during which the levy is made upon the disposable earnings.

NOTE: Disposable earnings are defined as gross earnings less deductions for

Federal Income Tax Withholding, Federal Social Security Tax and Withholding for any State, County or City Taxes.

1 You are required to return this Writ from date of issuance not less than 10 days or more than 60  
2 days with the results of your levy endorsed thereon.

3  
4 CLERK OF THE COURT

*[Handwritten signature]*

5  
6 By: *[Handwritten signature]* 4/25/14  
7 Deputy Clerk Date

8  
9 Submitted By:

10 LAW OFFICES OF LES ZIEVE

11  
12 *[Handwritten signature]*  
13

14 Benjamin D. Petiprin, Esq. (NV Bar 11681)  
15 3753 Howard Hughes Parkway, Suite 200  
16 Las Vegas, Nevada 89169  
17 Tel: (702) 948-8565  
18 Fax: (702) 446-9898  
19 Attorneys for Plaintiff  
20 SYCP, LLC  
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RETURN

- Not satisfied \$ \_\_\_\_\_
- Satisfied in sum of \$ 100,000 <sup>00</sup>
- Costs retained \$ \_\_\_\_\_
- Commission retained \$ \_\_\_\_\_
- Costs incurred \$ \_\_\_\_\_
- Commission incurred \$ \_\_\_\_\_
- Costs Received \$ \_\_\_\_\_

REMITTED TO  
JUDGMENT CREDITOR

\$ 0

LEVYING OFFICER LAW OFFICES OF  
LES ZIEVE

By:  6/19/14  
 Sabreena Goforth Date

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DISTRICT COURT

DOUGLAS COUNTY, NEVADA

NOTICE OF EXECUTION

YOUR PROPERTY IS BEING ATTACHED OR  
YOUR WAGES ARE BEING GARNISHED

A court has determined that you owe money to \_\_\_\_\_, the judgment creditor. He has begun the procedure to collect that money by garnishing your wages, bank account and other personal property held by third persons or by taking money or other property in your possession.

Certain benefits and property owned by you may be exempt from execution and may not be taken from you. The following is a partial list of exemptions:

1. Payments received under the Social Security Act including, without limitations retirement and survivor benefits, supplemental security income benefits and disability insurance benefits.

2. Payments for benefits or the return of contributions under the Public Employees' Retirement System.

3. Payments for public assistance granted through the Welfare Division of the Department of Human Resources or a local governmental entity.

4. Proceeds from a policy of life insurance if the annual premium does not exceed \$15,000.

5. Payments of benefits under a program of industrial insurance.

6. Payments received as disability, illness or unemployment benefits.

7. Payments received as unemployment compensation.

8. Veteran's benefits.

9. A homestead in a dwelling or a mobile home, not to exceed \$350,000, unless:

(a) The judgment is for a medical bill, in which case all of the primary dwelling, including a mobile or manufactured home, may be exempt.

(b) Allodial title has been established and not relinquished for the dwelling or mobile home, in which case all of the dwelling or mobile home and its appurtenances are exempt, including the land on which they are located, unless a valid waiver executed pursuant to NRS 115.010 is applicable to the judgment.

10. A vehicle, if your equity in the vehicle is less than \$15,000.

11. Seventy-five percent of the take-home pay for any workweek, unless the weekly take-home pay is less than 50 times the federal minimum wage, in which case the entire amount may be exempt.

12. Money, not to exceed \$500,000 in present value, held in:

(a) An individual retirement arrangement which conforms with the applicable limitations and requirements of section 408 or 408A of the Internal Revenue Code, 26 U.S.C. §§ 408 and 408A;

(b) A written simplified employee pension plan which conforms with the applicable limitations and requirements of section 408 of the Internal Revenue Code, 26 U.S.C. §§ 408;

(c) A cash or deferred arrangement that is a qualified plan pursuant to the Internal Revenue Code;

1 (d) A trust forming part of a stock bonus, pension or profit-sharing plan that is a  
2 qualified plan pursuant to sections 401 et seq. of the Internal Revenue Code, 26 U.S.C. §§ 401 et  
3 seq.; and

4 (e) A trust forming part of a qualified tuition program pursuant to chapter 353B of  
5 NRS, any applicable regulations adopted pursuant to chapter 353B of NRS and section 529 of  
6 the Internal Revenue Code, 26 U.S.C. § 529, unless the money is deposited after the entry of a  
7 judgment against the purchaser or account owner or the money will not be used by any  
8 beneficiary to attend a college or university.

9 13. All money and other benefits paid pursuant to the order of a court of competent  
10 jurisdiction for the support, education and maintenance of a child, whether collected by the  
11 judgment debtor or the State.

12 14. All money and other benefits paid pursuant to the order of a court of competent  
13 jurisdiction for the support and maintenance of a former spouse, including the amount of any  
14 arrearages in the payment of such support and maintenance to which the former spouse may be  
15 entitled.

16 15. A vehicle for use by you or your dependent which is specially equipped or modified  
17 to provide mobility for a person with a permanent disability.

18 16. A prosthesis or any equipment prescribed by a physician or dentist for you or your  
19 dependent.

20 17. Payments, in an amount not to exceed \$16,150, received as compensation for  
21 personal injury, not including compensation for pain and suffering or actual pecuniary loss, by  
22 the judgment debtor or by a person upon whom the judgment debtor is dependent at the time the  
23 payment is received.

24 18. Payments received as compensation for the wrongful death of a person upon whom  
25 the judgment debtor was dependent at the time of the wrongful death, to the extent reasonably  
26 necessary for the support of the judgment debtor and any dependent of the judgment debtor.

27 19. Payments received as compensation for the loss of future earnings of the judgment  
28 debtor or of a person upon whom the judgment debtor is dependent at the time the payment is  
received, to the extent reasonably necessary for the support of the judgment debtor and any  
dependent of the judgment debtor.

20. Payments received as restitution for a criminal act.

→ These exemptions may not apply in certain cases such as a proceeding to enforce a judgment  
for support of a person or a judgment of foreclosure on a mechanic's lien. You should consult an  
attorney immediately to assist you in determining whether your property or money is exempt  
from execution. If you cannot afford an attorney, you may be eligible for assistance through  
Nevada Legal Services.

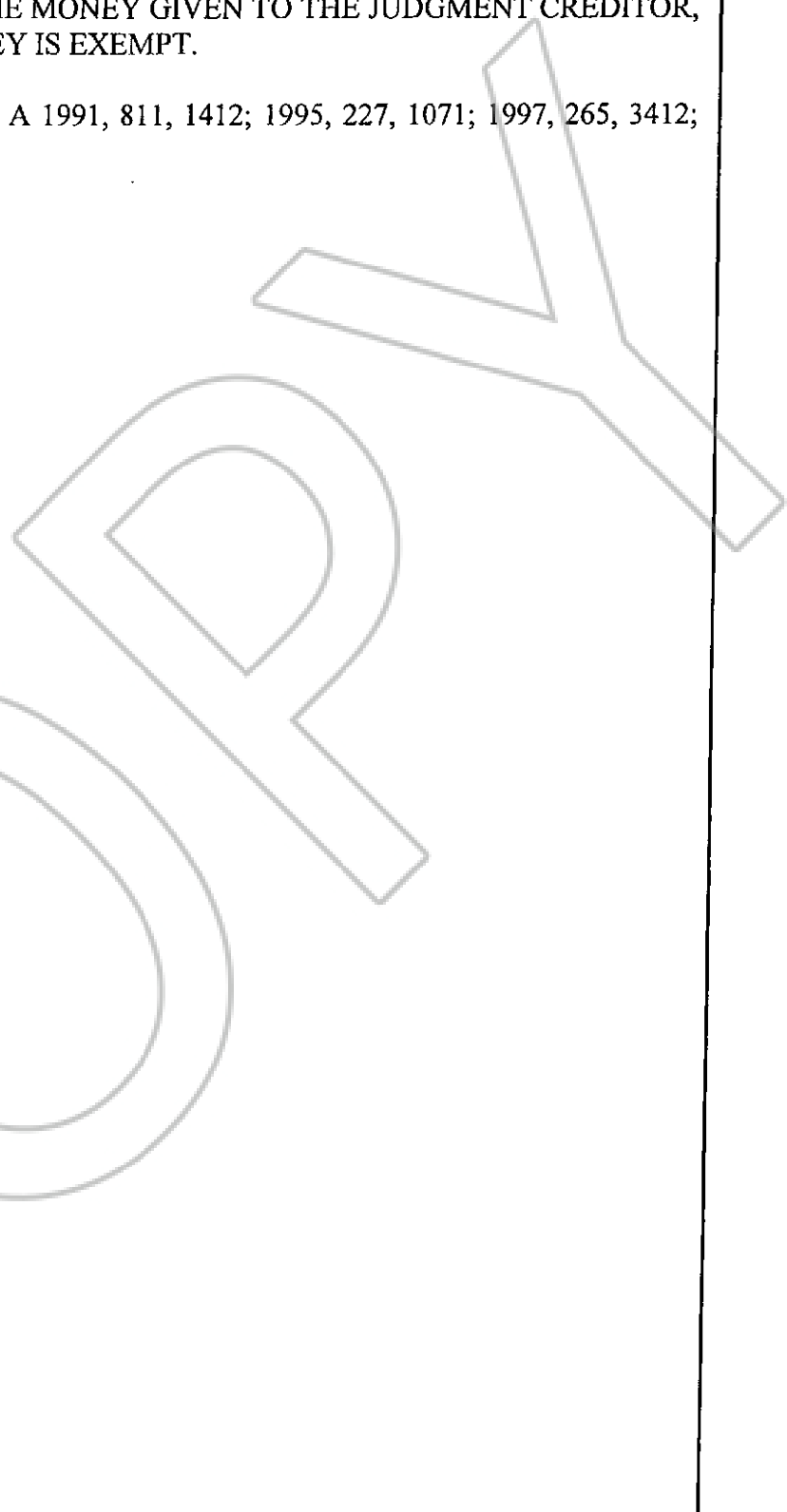
### PROCEDURE FOR CLAIMING EXEMPT PROPERTY

If you believe that the money or property taken from you is exempt, you must complete  
and file with the clerk of the court a notarized affidavit claiming the exemption. A copy of the  
affidavit must be served upon the sheriff and the judgment creditor within 8 days after the notice  
of execution is mailed. The property must be returned to you within 5 days after you file the  
affidavit unless you or the judgment creditor files a motion for a hearing to determine the issue  
of exemption. If this happens, a hearing will be held to determine whether the property or money  
is exempt. The motion for the hearing to determine the issue of exemption must be filed within  
10 days after the affidavit claiming exemption is filed. The hearing to determine whether the  
property or money is exempt must be held within 10 days after the motion for the hearing is  
filed.



1 IF YOU DO NOT FILE THE AFFIDAVIT WITHIN THE TIME SPECIFIED, YOUR  
2 PROPERTY MAY BE SOLD AND THE MONEY GIVEN TO THE JUDGMENT CREDITOR,  
3 EVEN IF THE PROPERTY OR MONEY IS EXEMPT.

4 (Added to NRS by 1989, 1135; A 1991, 811, 1412; 1995, 227, 1071; 1997, 265, 3412;  
5 2003, 1010, 1812)  
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1 **DFJD**

2 LAW OFFICES OF LES ZIEVE  
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6 Tel: (702) 948-8565  
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8 Attorneys for SYCP, LLC

FILED  
FEB 27 PM 2:37  
J. S. THIRAN  
CLERK  
BY: [Signature] DEPUTY

RECEIVED  
FEB 24 2014  
DOUGLAS COUNTY  
DISTRICT COURT CLERK

9 **NINTH JUDICIAL DISTRICT COURT**

10 **DOUGLAS COUNTY, NEVADA**

11 SYCP, LLC, a limited liability company

12 Plaintiff,

13 vs.

14 STEPHANIE WELCH, an individual; TAHOE  
15 VILLAGE HOMEOWNERS ASSOCIATION,  
16 a Nevada corporation; DOES 1 through 10,  
17 inclusive, and ROES 1 through 10, inclusive.  
18 Defendants.

CASE NO.: 12CV0395

DEPT. NO.: II

DEFAULT JUDGMENT OF  
FORECLOSURE AND ORDER OF  
SALE

19 An Application having been duly made by Plaintiff for judgment against defendant  
20 Stephanie Welch ("Defendant"), and the default of said Defendant having been entered for  
21 failure to answer or otherwise defend as to the Complaint of Plaintiff, and it appearing that  
22 said Defendant is not in the military service of the United States and is not an infant or  
23 incompetent person, and good cause appearing thereof, the Court,

24 **HEREBY ADJUDGES, ORDERS, AND DECREES** as follows:

- 25 1. Default judgment shall be entered in favor of Plaintiff and against  
26 Defendant.  
27 2. Defendant is indebted to Plaintiff in the following sums, secured by the  
28 Deed of Trust ("Deed of Trust") dated June 19, 2007, and recorded in book number 707 as  
page 1650, as document number 0704576 in the Official Records of the Douglas County  
Recorder's Office on July 6, 2007:

///

- 1 (a) Principal in the amount of \$309,750.17;
- 2 (b) Pre-Judgment Interest and Fees in the amount of \$53,608.89;
- 3 (c) Attorney's fees in the amount of \$2,260.00;
- 4 (d) Costs in the amount of \$2,790.70;
- 5 (e) Actual costs of foreclosure and sale and additional sums, if any, that
- 6 Plaintiff hereafter expends to protect its interest in the Subject Property,
- 7 together with interest according to proof.

8 3. The rights, claims, ownership, liens, titles and demands of Defendant are  
9 subject, subordinate and subsequent to Plaintiff's Deed of Trust.

10 4. The Court orders that the real property described in ¶ 2 of the Complaint,  
11 and commonly known as 383 Tramway Drive, #D, Stateline, NV 89449 ("Subject  
12 Property"), Douglas County Assessor's Parcel Number 1319-30-627-016 or as much of it  
13 as may be necessary, be sold in the manner prescribed by law, and that a writ of sale be  
14 issued to the Law Offices of Les Zieve as Levying Officer ordering and directing the  
15 conduct of such sale in the same manner as the sale of real property upon a Writ or  
16 Execution pursuant to NRS 21.130 instead of and in place of the Sheriff.

17 5. Any party to this action may purchase the property at the sale. From the  
18 sale proceeds, the Levying Officer shall pay to Plaintiff, after deducting expenses of the  
19 levy and sale, the sums adjudged owing under ¶ 2 above, together with interest at the  
20 annual rate of 6.25% and \$53.04 per day from the date of judgment. If any surplus  
21 remains after payment, the surplus shall be paid to Defendant.

22 6. Defendant is personally liable for payment of the sums secured by the Deed  
23 of Trust and it is Defendant against whom a deficiency judgment may be ordered. The  
24 Court retains jurisdiction to determine the amount of deficiency (if any) after the sale.

25 7. After the time allowed by law for redemption has expired, Defendant will be  
26 forever barred from any right of redemption. At that time, the Levying Officer will  
27 execute a deed of sale to the purchasers, who may then take possession of the property, if  
28 necessary, with the assistance of the Levying Officer.

8. Defendant and all persons claiming from or under Defendant, all persons

1 and their personal representatives having liens subsequent to the Deed of Trust by  
2 judgment or decree on the described real property, all persons and their heirs or personal  
3 representatives having any lien or claim by or under such subsequent judgment of decree,  
4 all persons claiming under them, and all persons claiming to have acquired any estate or  
5 interest in the premises after the recordation of notice of the pendency of this action with  
6 the County Recorder are forever barred and foreclosed from all equity of redemption in  
7 and claim to the premises, from and after delivery of the deed by the Levying Officer.

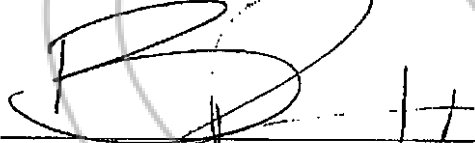
8  
9 DATED: Feb. 27, 2014

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11 

12 DISTRICT COURT JUDGE

13  
14 Respectfully Submitted By:

15 LAW OFFICES OF LES ZIEVE

16  
17 

18 Benjamin D. Petiprin, Esq. (NV Bar 11681)  
19 3753 Howard Hughes Parkway, Suite 200  
20 Las Vegas, Nevada 89169  
Telephone: (702) 948-8565

COPY

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 6/30/14

TED THIRAN Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy