



KAREN ELLISON, RECORDER

APN# 1420-07-310-026

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JUDGMENT

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Joni Rispalje
Signature

Joni Rispalje
Printed Name

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1 **McCARTHY & HOLTHUS, LLP** Douglas County
 Kristin A. Schuler-Hintz (NSB# 7171) District Court Clerk
 2 Gary S. Fink, Esq. (NSB# 8064)
 9510 West Sahara Avenue, Suite 200
 3 Las Vegas, NV 89117
 Telephone: (702) 685-0329
 4 Facsimile: (866) 339-5691

5 Attorneys for Plaintiff, WELLS FARGO HOME MORTGAGE, INC..
 6
 7 NINTH JUDICIAL DISTRICT COURT
 DOUGLAS COUNTY, NEVADA

8 WELLS FARGO HOME MORTGAGE, INC.

Case No. 14-CV-0151

Dept No. I

Plaintiff,

JUDGMENT

v.

11 PATRICK OLVERA; PAMELLA OLVERA;
 12 and Does 1 through 50 inclusive

Defendants.

15 All defendants in this case have been served and Order Granting Summary Judgment was
 16 entered on May 21, 2015. Evidence having been introduced by Plaintiff's Affidavit, the Court
 17 finding that it has jurisdiction over the subject matter and the parties hereto and being otherwise
 18 fully advised in the premises, and good cause appearing,

20 THE COURT HEREBY FINDS:

- 21 1. That the real property that is the subject of this litigation is commonly known as 888
- 22 Mica Drive, Carson City, Nevada 89701 and is a single-family residence.
- 23 2. That the Plaintiff has a security interest in the Subject Property as the current
- 24 beneficiary of the Deed of Trust.
- 25 3. That on or about February 4, 2003 Defendants acquired the Subject Property via Grant,
- 26 Bargain and Sale Deed. The Grant, Bargain and Sale Deed evidenced the purchase by
- 27 the Defendants of property legally described as "Lot 9, in Block I, of VISTA
- 28

1 GRANDE SUBDIVISION UNIT NO. 1, according to the map thereof, filed in the
2 office of the County Recorder of Douglas County, State of Nevada, on November 9,
3 1964, as Document No. 26518". The Grant, Bargain and Sale Deed was recorded in
4 the office of the County Recorder of Douglas County, State of Nevada, Document no.
5 0570591.

- 6
- 7 4. That on or about March 18, 2003 the Defendants executed a Promissory Note in the
8 amount of \$131,000.00 to provide funding for the purchase of the Subject Property.
- 9
- 10 5. That on or about March 20, 2003 a Deed of Trust to secure the Subject Property was
11 recorded in the office of the County Recorder of Douglas County, State of Nevada,
12 Document no. 0570592. The legal description on the Deed of Trust reads: "Lot 9, in
13 Block I, of VISTA GRANDE SUBDIVISION UNIT NO. 1, according to the map
14 thereof, filed in the office of the County Recorder of Douglas County, State of Nevada,
15 on November 9, 1964, as Document No. 26518. APN: 1420-07-310-026 1977 60X24
16 HILLCREST, SERIAL #'s ARE CAL011439 AND CAL011440. THE HUD
17 NUMBER IS 0275A7359XG".
- 18 6. That the discrepancy in the legal description between the Grant Bargain and Sale Deed
19 and the Deed of Trust have created a cloud on title that must be resolved to insure
20 marketable title.
- 21 7. That Summary Judgment is appropriate and is authorized by NRCP 56 when no
22 genuine issue remains for trial. *Shepard v. Harrison* 100 Nev. 178, 678 P.2d 670
23 (1984); *Pacific Pool Constr. Co. v. McClain's Concrete, Inc.* 101 Nev. 557, 706 P.2d.
24 849 (1985)
- 25 8. That Summary Judgment is available to resolve issue of law where the facts are not in
26 dispute. *Molino v. Asher* 96 Nev. 814, 618 P.2d 878 (1980).
- 27 9. That the Plaintiff has met its burden, and no adverse party has set forth specific facts
28 demonstrating the existence of a genuine issue for trial. Nev.R.Civ.P.56(e).

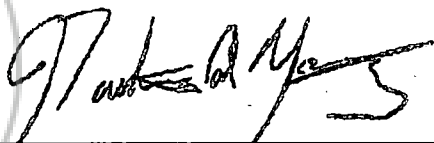
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1 NOW THEREFORE:


2 IT IS ORDERED, AJUDGED, AND DECREED, that the legal description in the Deed of
3 Trust recorded March 20, 2003 Document no. 0570592 of the Official Records of the Douglas
4 County Recorder's Office shall be corrected to read: "Lot 9, in Block I, of VISTA GRANDE
5 SUBDIVISION UNIT NO. 1, according to the map thereof, filed in the office of the County
6 Recorder of Douglas County, State of Nevada, on November 9, 1964, as Document No. 26518"
7 which reflects the exact legal description of the Grant, Bargain and Sale Deed Recorded on March
8 20, 2003 as Document no. 0570591 of the Official Records of the Douglas County Recorder's
9 Office;

10 IT IS FURTHER ORDERED, AJUDGED, AND DECREED, that this Judgment, once
11 recorded shall serve as the correction of the legal description of the Deed of Trust and the Deed of
12 Trust shall maintain its senior status as if it were originally recorded with the correct legal
13 description.
14 description.

15
16
17 DATED this 17 day of JUNE, 2015.



18
19 DISTRICT COURT JUDGE

20
21 Respectfully submitted,
22 McCARTHY & HOLTHUS, LLP
23
24 
25 Gary S. Fink (SBN# 8064)
26 9510 West Sahara Avenue, Suite 200
27 Las Vegas, NV 89117
28

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 JUNE 17, 2015
BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By B. Williams Deputy