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KAREN ELLISON, RECORDER

Assessor's Parcel Number: 1221-00-001-008

Recording Requested By:

Name: Tanya Scott

Address: 3000 Pinenut Road

City/State/Zip Gardnerville, NV 89460

Real Property Transfer Tax: \$

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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.*

**ORIGINAL**

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8 Attorney for Plaintiff,  
9 THE BANK OF NEW YORK MELLON AS TRUSTEE, CWALT 2005-J11 ,

10 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
11 **IN AND FOR THE COUNTY OF DOUGLAS**

12 THE BANK OF NEW YORK MELLON AS )  
13 TRUSTEE, CWALT 2005-J11, )

Case No. 13-CV-00258-DC

Dept.: I

Plaintiff, )

v. )

**NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY UNDER EXECUTION**

14 JOE SIMS: BANK OF AMERICA. N.A.; )  
15 DOES I-X; and ROES 1 -10 inclusive, )

Defendants. )

16  
17  
18 By virtue of notice of entry of final Judgment filed March 30, 2015 and final Judgment  
19 entered by the Ninth Judicial District Court in and for Douglas County Nevada in the above-  
20 captioned case on March 20, 2015 and a Writ of Execution issued by the Clerk of the Ninth  
21 Judicial District Court in and for Douglas County, Nevada on December 21, 2015 in the above  
22 and entitled action, the Sheriff of Douglas County, Nevada will on Thursday (day), the  
23 25<sup>th</sup> (date) of February (month) of 2016 (year) at 12:00 (time)  
24 P.M. a.m./pm located at the Front Steps of the Douglas County Sheriff's Office  
~~North Entrance of the Regional Justice Center,~~  
25 1038 Buckeye Rd., Minden NV. 89423 (location), conduct a public auction  
26 for sale to the highest bidder for cash, all the right, title, claim and interest of said Defendant Joe  
Sims, of, in and to the following described property to wit:

1 OWNER OF RECORD: Joe Sims.

2 PHYSICAL PROPERTY ADDRESS: 3000 Pinenut Road, Gardnerville, NV 89410.

3 LEGAL DESCRIPTION:

4 PARCEL 1: THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION  
5 13, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B. & M. EXCEPTING  
6 THEREFROM THE NORTH ½ OF THE NORTHEAST ¼ OF THE  
7 SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 21  
8 EAST, M.D.B. & M. PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR  
9 INGRESS AND EGRESS 30 FEET IN WIDTH OVER AND ACROSS AN  
10 EXISTING UNIMPROVED ROADWAY, SITUATED IN THE SOUTHEAST ¼  
11 OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B. & M.,  
12 SAID ROADWAY BEGINNING AT A POINT ON PINENUT ROAD NEAR  
13 THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼ SECTION 14;  
14 THENCE RUNNING NORTHEASTERLY TO THE SOUTHWESTERLY  
15 CORNER OF THE ABOVE DESCRIBED PARCEL NO. 1.

16 APN #: 1221-00-001-008

17 This property is being sold subject to all prior liens and encumbrances pending against  
18 the property and subject to all easements, restrictions of record, taxes, and special assessments  
19 pending against the property. Only U.S. currency will be accepted and payment must be made in  
20 full immediately upon conclusion of the sale.

21 NOTICE IS FURTHER GIVEN that the purchaser at such sale shall take title to the  
22 above described real property subject to a one (1) year right of redemption pursuant to NRS  
23 21.210.

24 Only Cash or Certified Funds will be accepted and payment must be made in full  
25 immediately upon conclusion of the sale.

1 **PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY.** Before

2 bidding at the sale, a prospective bidder should independently investigate the priority of the lien  
3 or interest of the judgment creditor; land use laws and regulations applicable to the property;  
4 approved uses for the property; limits on farming or forest practices on the property; rights of  
5 neighboring property owners; environmental laws and regulations that affect the property; make  
6 their own examination of the title and the condition of the property; and to consult their own  
7 attorney before bidding.

8 For questions relating to the foreclosure status you may contact:

9  
10 McCarthy & Holthus, LLP  
11 9510 West Sahara Ave., Suite 200  
12 Las Vegas, NV 89117  
13 (702) 685-0329 reference: NV-12-536018-JUD

14 SHERIFF OF DOUGLAS COUNTY, NEVADA

15 By: *Eric Lindsey #470*  
16 Deputy

17 Publication: Nevada Legal News  
18 First Publication:  
19 Last Publication:

20 Respectfully submitted,

21 McCarthy & Holthus, LLP

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