

DOUGLAS COUNTY, NV

2017-903141

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08/25/2017 09:39 AM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-04-111-047

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 086968-DVS

When Recorded Mail To:

Tina M. DeLorey

1325 Porter Drive

Minden, NV. 89423

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Dana Von Stetina

Dana Von Stetina

Escrow Officer

**ORDER GRANTING PETITION FOR
CONFIRMATION OF SALE OF REAL PROPERTY WITH
AFFIXED MOBILE HOME**

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

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JUL 11 2017

Douglas County
District Court Clerk

FILED

2017 JUL 11 PM 1:55

BOBBIE R. WILLIAMS
CLERK

A. NEWTON DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF NEVADA
IN AND FOR DOUGLAS COUNTY

In the Matter of the Estate of:

June Jeanine DeLorey, also known as
June Jeanine Delorey,
Deceased.

Case No. 16PB0114

Dept. No. I

ORDER GRANTING PETITION FOR CONFIRMATION OF SALE OF REAL PROPERTY
WITH AFFIXED MOBILE HOME

The verified Petition for Confirmation of Sale of Real Property with Affixed Mobile Home of
Petitioner Tina M. DeLorey, Executrix of the Estate of June Jeanine DeLorey, also known as June
Jeanine Delorey, Deceased ("Petition") for the confirmation of the sale of the real property and mobile
home located at 1201 Kingslane, Gardnerville, Nevada, APN 1220-04-111-047 (the "Property") comes
now before the Court.

Decedent's Will on file with the Court ("the Will") expressly grants authority to the Executrix
to sell, with or without notice, at either a public or private sale, any property of her Estate and, therefore,
in accordance with NRS 148.080, no notice of the sale or hearing is required. The sale for which
approval and confirmation is requested is to Fu Shen and Chuan Mai Hsiao, Trustees of the Fu Shen
and Chuan Mai Hsiao trust ("Buyer"). The sales price of the Property is Sixty Six Thousand Dollars
and No Cents (\$66,000.00), all of which will be payable in cash at the close of escrow. Buyer submitted

1 a written offer in aforementioned amount which Petitioner accepted. An escrow was opened and
2 closing of the sale is contingent upon an order of this Court confirming the sale of the Real Property.

3 A 1971 Delta Multi Wide mobile home, serial number S209XU is permanently affixed to the
4 real property. The mobile home rests on a concrete foundation on the property. However, the mobile
5 home has not been converted to real property as provided by N.R.S. 361.244 and is treated by the county
6 as personal property. It is the intent of the Executrix and the Buyer that the sale include both the real
7 property and the mobile home.

8 The aforementioned mobile home is titled with the State of Nevada Department of Business and
9 Industry, Manufactured Housing Division (the "Department"). The Department's "Manufactured
10 Home Title Information," lists Avco Financial Services, 945 W. Moana Lane, Reno, NV 89509 as the
11 current lienholder on the mobile home. Executrix believes that the lien was paid off by the Decedent
12 years ago, but the lienholder failed to file a release of its lien with the Department.

13 Executrix has determined that Avco Financial Services has gone out of business and/or no
14 longer exists. Executrix and her attorneys have made diligent efforts to locate a current address or place
15 of business for Avco Financial Services to no avail, all of which is set forth in the Petition. On March
16 13, 2017, Executrix, through her attorneys, sent a written notice to file claims to Avco's last known
17 address. A Notice to Creditors was also published in a local newspaper of general circulation as
18 required by law. Neither Avco Financial Services, nor any successor of Avco Financial Services filed
19 a claim during the claim period or in response to actual notice.

20 On proof duly made to the satisfaction of the Court, the Court now finds the following:

21 1. In accordance with NRS 148.080, no notice of the sale is required and no hearing need
22 be conducted because Decedent's Will expressly grants authority to Petitioner in her capacity as
23 Executrix to sell real property of the probate estate without notice and at a private sale.

24 2. The entire sales price is payable in cash at the close of escrow. Title to the real property
25 is to be transferred subject to the lien for real property taxes, rights-of-way, and easements of record
26 encumbering the real property. There are no other recorded liens or deeds of trust encumbering the real
27 property. The terms for the sale of the Property are evidenced by a written Purchase and Sale
28 Agreement and Escrow Instructions, a copy of which is attached to the Petition.

1 3. The real property being sold is commonly described 1201 Kingslane, Gardnerville,
2 Nevada, APN 1220-04-111-047, and includes all tenements, hereditaments and appurtenances of the
3 real property, the rents, issues and profits thereof, and all fixtures located on the Property.

4 4. In accordance with NRS 148.260(2), appraisal is waived because Petitioner is the
5 sole beneficiary of the Will. Petitioner has demonstrated to the satisfaction of the Court that the sales
6 price is approximately equal to what the Estate would realize if the Real Property were sold at its market
7 value less deductions for necessary repairs.

8 5. The Property was the personal residence of the Decedent, who left no surviving spouse
9 and no issue. Accordingly, the sale is for the advantage, benefit and in the best interest of the Estate.

10 6. A 1971 Delta Multi Wide mobile home, serial number S209XU is permanently affixed
11 to the real property. The mobile home rests on a concrete foundation on the property. However, the
12 mobile home has not been converted to real property as provided by N.R.S. 361.244 and is treated by
13 the county as personal property. It is the intent of the Petitioner and the Buyer that the sale include both
14 the real property and the mobile home.

15 7. The aforementioned mobile home is titled with the State of Nevada Department of
16 Business and Industry, Manufactured Housing Division (the "Department"). The Department's
17 "Manufactured Home Title Information," lists Avco Financial Services, 945 W. Moana Lane, Reno,
18 NV 89509 as the current lienholder on the mobile home. Petitioner believes that the lien was paid off
19 by the Decedent years ago, but the lienholder failed to file a release of its lien with the Department.

20 8. Petitioner and her attorneys have made diligent efforts to locate a current address or
21 place of business for Avco Financial Services to no avail, all of which is set forth in the Petition. On
22 March 13, 2017, Executrix, through her attorneys, sent a written notice to file claims to Avco's last
23 known address. A Notice to Creditors was also published in a local newspaper of general circulation
24 as required by law. Neither Avco Financial Services, nor any successor of Avco Financial Services
25 filed a claim during the claim period or in response to actual notice.

26 BASED UPON THE ABOVE, the Court hereby orders the following:

27 1. That the sale of the real property and mobile home to Fu Shen and Chuan Mai Hsiao,
28 for the total sales price of Sixty Six Thousand Dollars and No Cents (\$66,000.00), payable in cash, be

1 confirmed;

2 2. That the claim of Avco Financial Services, if any, is barred pursuant to N.R.S. 147.040
3 and N.R.S. 147.090;

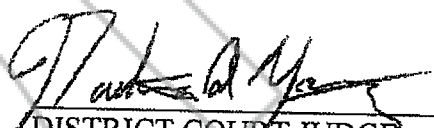
4 3. That Petitioner be ordered to consummate the sale pursuant to the terms of the
5 Agreement, which is attached to the Petition as Exhibit 1;

6 4. That Petitioner be authorized and directed to execute and deliver a deed conveying title
7 to the real property to Fu Shen and Chuan Mai Hsiao, Trustees of the Fu Shen and Chuan Mai Hsiao
8 Trust; and

9 5. That Petitioner be authorized and directed to execute and deliver a Bill of Sale for the
10 mobile home, on a form provided by the Department, indicating that there are no liens against the
11 mobile home at the time of the sale.

12 IT IS SO ORDERED.

13 Dated this 11 day of July, 2017.

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17 DISTRICT COURT JUDGE
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1 **CERTIFICATE OF SERVICE**

2 I hereby certify that I am an employee of Oshinski & Forsberg, Ltd., and that on June 16, 2017,
3 I served the foregoing **Proposed Order Granting Petition For Confirmation of Sale of Real**
4 **Property With Affixed Mobile Home** on the following individuals or entities by serving a true copy
5 thereof by the following method(s):

6 enclosed in a sealed envelope with postage fully prepaid thereon, in the United States
7 Post Office mail, pursuant to NRCP 5(b)(2)(B);

8 via electronic filing pursuant to Nevada Electronic Filing and Conversion Rules
9 ("NEFCR") 9(b);

10 hand delivery via Reno/Carson Messenger Service pursuant to NRCP 5(b)(2)(A);

11 facsimile to the number(s) listed below, pursuant to NRCP 5(b)(2)(D);and/or

12 Federal Express, UPS, or other overnight delivery fully addressed as follows:

13
14 Tina DeLorey
15 1325 Porter Dr.
16 Minden, NV 89423

Daniel DeLorey
1335 Kingslane
Gardnerville NV 89410

17 Paul DeLorey
18 454 Calle de la Plata
19 Sparks, NV 89441

William DeLorey
1335 Kingslane
Gardnerville NV 89410


20 Candace Mapp
21 454 Calle de la Plata
22 Sparks, NV 89441

AVCO Financial Services
945 W. Moana Lane
Reno, NV 89509

23 Geraldine Cooper
24 Weltman, Weinberg & Reis Co.
25 965 Keynote Circle
26 Brooklyn Heights, OH 44131-1829
27 *Attorneys for Toyota Motor Credit Corp.*

DCM Services
7601 Penn Ave. S, Ste. A600
Minneapolis, MN 55423-5004

28 I declare under penalty of perjury that the foregoing is true and correct.


Linda Gilbertson

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 7-11-17

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By ANOMA Deputy