

APN# n/a

**Recording Requested by/Mail to:**

Name: John D. Tennert

Address: 300 E. Second St., Suite 1510

City/State/Zip: Reno, NV 89501

**Mail Tax Statements to:**

Name: n/a

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Affidavit of Renewal of Foreign Judgment

**Title of Document** (required)

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

The undersigned hereby affirms that the document submitted for recording  
DOES contain 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)

  
Signature

John D. Tennert  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1 3783  
2 John D. Tennert  
3 Nevada Bar No. 11728  
4 Fennemore Craig, P.C.  
5 300 E. Second Street, Suite 1510  
6 Reno, Nevada 89501  
7 Telephone: (775) 788-2200  
8 Facsimile: (775) 786-5000

9 *Attorneys for LSREF2 Nova Investments II, LLC,*  
10 *successor to Wells Fargo Bank, N.A.*

11 IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
12 IN AND FOR THE COUNTY OF WASHOE

13 IN THE MATTER OF THE  
14 ENFORCEMENT OF A FOREIGN  
15 JUDGMENT BY WELLS FARGO  
16 BANK, N.A.,

CASE NO.: CV12-00582

DEPT. NO.: 10

Judgment Creditor,

v.

17 MICHAEL P. TAYLOR, an individual,  
18 AND MARLENE TAYLOR, an  
19 individual,

Judgment Debtors.

20 **AFFIDAVIT OF RENEWAL OF FOREIGN JUDGMENT**

21 Summer Trejo, being first duly sworn, deposes and says, pursuant to the provisions of  
22 NRS 17.214, that she has personal knowledge of and is competent to testify to the following  
23 facts:

24 1. I am a Vice President of Judgement Creditor, LSREF2 Nova Investments II, LLC  
25 (“LSREF2”). LSREF2 is the successor-in-interest to the original judgment creditor Wells Fargo,  
26 N.A., as evidenced by that Assignment of Judgment recorded in the Official Records of Washoe  
27 County as Document Number 4449748 on March 24, 2015.

28 2. LSREF2 is the Judgment Creditor under the Foreign Judgment in Case No.  
1:10cv674 (the “Judgment”), filed in the United States District Court for the Middle District of

1 North Carolina on January 18, 2012 as ECF No. 24. The names of the Judgment Debtors are  
2 Michael P. Taylor and Marlene Taylor. Pursuant to the Judgment, the Judgment Debtors were  
3 ordered to pay Judgment Creditor the principal sum of \$3,306,649.04, plus interest at the legal  
4 rate from the date of the judgment until satisfied and costs of the action.

5 3. On March 7, 2012, the Judgment was entered in Washoe County (Errata filed  
6 March 8, 2012) by this Court pursuant to NRS 17.350. On March 23, 2012, the Judgment was  
7 recorded in Douglas County as Document Number 799318 and an Errata to the Judgment was  
8 recorded as Document Number 799319.

9 4. On or about August 31, 2012, the Washoe County Clerk issued writs of execution  
10 to the Douglas County Sheriff and Carson City Sheriff for the enforcement of the Judgment.

11 5. In October 2012, Judgment Creditor received \$1,131.31 as payment to reduce the  
12 Judgment.

13 6. In November and December of 2012, the real property owned by the Judgment  
14 Debtors' limited liability companies was sold in accordance with North Carolina law for  
15 approximately \$2,500,000, with the total disbursements to the Judgment Creditor being  
16 \$2,440,142.04, and applied to reduce the Judgment.

17 7. On March 25, 2013, the Court issued its Order Denying Judgment Debtors'  
18 Motion to Stay Enforcement of Foreign Judgment.

19 8. There are no setoffs or counterclaims in favor of the Judgment Debtor.

20 9. As of February 23, 2018, the exact amount due on the Judgment is \$868,802.55,  
21 plus interest accrued in the amount of \$4,922.42, and costs, for a total amount due, owing, and  
22 unpaid upon the Judgment of \$873,724.97.

23 10. The information in this Affidavit is based on my personal knowledge, and not

24 ///

25 ///

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28 ///

1 upon information and belief.

2  
3 DATED this 1st day of March, 2018.

4 By: Summer Trejo  
5 Summer Trejo

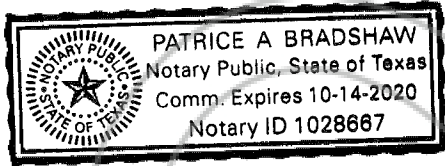
6 STATE OF TEXAS }

7 COUNTY OF DALLAS }

8 Subscribed and sworn before me this 1st day of March, 2018.

9  
10 By: Patrice A Bradshaw  
11 NOTARY PUBLIC

12 My Commission Expires:



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**SECOND JUDICIAL DISTRICT COURT  
COUNTY OF WASHOE, STATE OF NEVADA**

**AFFIRMATION  
Pursuant to NRS 239B.030**

The undersigned does hereby affirm that the preceding document, \_\_\_\_\_  
**Affidavit of Renewal of Foreign Judgment**

\_\_\_\_\_ (Title of Document)

filed in case number: CV12-00582

Document does not contain the social security number of any person

-OR-

Document contains the social security number of a person as required by:

A specific state or federal law, to wit:

\_\_\_\_\_ (State specific state or federal law)

-or-

For the administration of a public program


-or-

For an application for a federal or state grant

-or-

Confidential Family Court Information Sheet  
(NRS 125.130, NRS 125.230 and NRS 125B.055)

Date: March 6, 2018

  
\_\_\_\_\_  
(Signature)

John D. Tennert  
(Print Name)

LSREF2 Nova Investments II, LLC  
(Attorney for)

COPY

CERTIFIED COPY

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

DATE: MAR - 7 2018  
JACQUELINE BRYANT, Clerk of the Second Judicial District Court, in and for the County of Washoe, State of Nevada.

By *Jacqueline Bryant* Deputy