



KAREN ELLISON, RECORDER

APN# 1318-03-111-014

Recording Requested by/Mail to:

Name: Sullivan Law

Address: 1625 Highway 88, Ste 401

City/State/Zip:  Minden NV 89423

Mail Tax Statements to:

Name: \_\_\_\_\_

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

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

Notice of Pendency of Action  
Affecting Real Property - Lis Pendens

**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

\_\_\_\_\_  
Printed Name

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

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

1 CASE NO.: 18-CV-0289

2 DEPT. NO.: I

3

4

5

6

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

9

10

11 ANTHONY DENUNZIO, individually  
12 and in his capacity as  
13 successor Trustee of THE  
14 MARVIN AND LINDA DENUNZIO  
15 LIVING TRUST,

**NOTICE OF PENDENCY OF  
ACTION AFFECTING REAL  
PROPERTY - LIS PENDENS  
NRS 14.010**

14 Plaintiff,

15 vs.

16 NATIONAL DEFAULT SERVICING  
17 CORPORATION, an Arizona  
18 corporation, registered to  
19 business in Nevada; LIBERTY  
20 HOME EQUITY SOLUTIONS, INC., a  
21 California corporation,  
22 registered to do business in  
23 Nevada,

Defendants.

21 \_\_\_\_\_ /

22 TO ALL INTERESTED PARTIES, PLEASE TAKE NOTICE:

23 An action has been filed in the Ninth Judicial  
24 District Court of Nevada, affecting the title of certain  
25 real property situated in the County of Douglas, State  
26 of Nevada, commonly described as: 1096 Deer Cliff  
27 Drive, Zephyr Cove, NV 89448, APN 1318-03-111-014, as  
28 particularly described in Exhibit A hereto ("Property").

1 The object of the action is to enjoin and restrain  
2 an impending foreclosure of the Property and to obtain  
3 damages for wrongful foreclosure as more particularly  
4 described in the Complaint in the within action, and any  
5 amendments thereof.

6 The action alleges, inter alia, that the Notice of  
7 Default was improperly served, requesting that the Court  
8 grant injunctive relief to prevent exercise of the power  
9 of sale pursuant to NRS 107.080 and NRS 33.010.

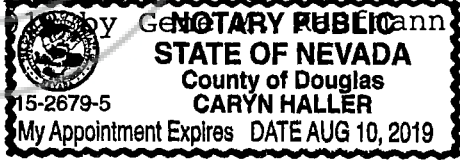
10 The Notice of Sale, as well as the Notice of  
11 Default are wrongly clouding the Property's title.

12 Questions may be directed to the below-listed  
13 counsel for Plaintiff, who prepared this Notice and  
14 whose address is above.

15 Dated: 11/15/2018 SULLIVAN LAW  
16 A Professional Corporation  
17 By: [Signature]  
18 GENE M. KAUFMANN, Bar No. 6704  
19 Attorneys for PLAINTIFF,  
20 Anthony DeNunzio, Trustee of  
21 the Marvin and Linda DeNunzio  
22 Living Trust  
23 1625 State Route 88, Suite 401  
24 Minden, NV 89423  
25 Phone: (775) 782-6915  
26 Fax: (775) 782-3439

23 STATE OF NEVADA )  
24 ) ss.  
25 COUNTY OF DOUGLAS )

26 This instrument was acknowledged before me on November 15, 2018 by Gene M. Kaufmann



[Signature]  
Notary Public

## EXHIBIT A

Exhibit A to the Deed of Trust made on **February 23, 2009**, by **Marvin M DeNunzio and Linda DeNunzio, husband and wife, as joint tenants ("Borrower")** to **Northern Nevada Title Company, 307 W. Winnie Lane, Carson City, NV 89703 ("Trustee")** for the benefit of **Genworth Financial Home Equity Access, Inc., formerly known as Liberty Reverse Mortgage, Inc. ("Lender")**. The Property is located in the county of **DOUGLAS**, state of Nevada, described as follows:

### Description of Property

Legal Description attached hereto as Exhibit A and by this reference made a part hereof.

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

#### Parcel 1:

Lot 83, as shown on the Map of Skyland Subdivision No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 22, 1959, as File No. 14668.

Excepting therefrom all that portion of said Lot 83 of Skyland Subdivision No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 22, 1959, as File No. 14668, described as follows:

Beginning at a point on the East line of said Lot 83 which bears North  $00^{\circ}17'55''$  West, 45.81 feet from the Southeast corner of Lot 83; thence North  $15^{\circ}13'38''$  West, 62.42 feet; thence North  $6^{\circ}46'40''$  East 49.35 feet; thence East 10.00 feet; thence South  $00^{\circ}17'55''$  East, 109.24 feet to the True Point of Beginning.

Together with the right of access over Lots 32 and 33; as shown on the filed map referenced herein as reserved in the Deed from Stockton Garden Homes, Inc., a California Corporation to Skyland Water Co., a Nevada Corporation, recorded February 5, 1960, in Book 1 of Official Records at Page 267, Douglas County, Nevada.

#### Parcel 2:

All that portion of Lot 82 of Skyland Subdivision No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 22, 1959, as File No. 14668, described as follows:

Beginning at the Southwest corner of said Lot 82; thence North  $00^{\circ}17'55''$  West 45.81 feet; thence South  $15^{\circ}13'38''$  East, 47.48 feet; thence West 12.23 feet to the True Point of Beginning.

NOTE: Legal description previously contained in Document No. 684017, recorded on September 7, 2006, in Book 0906, Page 2017, Official Records of Douglas County, State of Nevada.

Exhibit A Deed of Trust  
Mortgage Cadence, Inc. © 7381 01/08



BK-209  
PG-7270  
738703 Page: 11 of 11 02/27/2009