

DOUGLAS COUNTY, NV

2022-991567

Rec:\$40.00

\$40.00

Pgs=4

11/10/2022 02:34 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN No.: 1420-07-610-022

Escrow No.: 22029613-CD

Recording Requested By:
First Centennial Title Company of Nevada
3700 Lakeside Dr, Ste 110
Reno, NV 89509

When Recorded Return to:
First Centennial Title Company of Nevada
3700 Lakeside Dr, Ste 110
Reno, NV 89509

Mail Tax Statements to:
Dominic Aungles and Andrea Killebrew
1830 US Hwy 50
Glenbrook, NV 89413

SPACE ABOVE FOR RECORDERS USE

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

(Title of Document)

Please complete Affirmation Statement below:

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

Print Signature

TITLE

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

SPACE BELOW FOR RECORDER

RECEIVED

MAY 20 2022

Douglas County
District Court Clerk

FILED

2022 MAY 23 PM 1:51

BOBBIE R. WILLIAMS
CLERK

G. WALKER
DEPUTY

Ernest E. Adler, Esq.
State Bar #1732
Silvia U. Villanueva, Esq.
State Bar #13608
ADLER & VILLANUEVA, LLC
204 N. Minnesota Street, Suite A
Carson City, NV 89703
(775) 883-5149
Attorneys for the Estate

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate Of

CASE NO.: 2022 PB 00069

JOHANNA EMMA GOTTSCHALK,
deceased.

DEPT. NO.: II

**ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION
PURSUANT TO NRS 146.070**

This matter came regularly for hearing on May 23, 2022, upon a Petition by CHRISTINE DOMINGUEZ, to set aside the Estate of JOHANNA EMMA GOTTSCHALK without administration pursuant to N.R.S. 146.070.

The Court finds the following:

That JOHANNA EMMA GOTTSCHALK died on or about the 27th day of August, 2021, in Placer County, California; and

Decedent, at the time of her death was a resident of Carson City, Nevada, and her estate consists of real property located in the State of Nevada with a net value of \$60,000.00. A reverse mortgage held by the Secretary of Housing and Urban Development, loan amount is \$300,000.00.

That due and legal notice to HMS Recovery of said estate has been given in the manner and

ADLER & VILLANUEVA, LLC, 204 N. Minnesota Street, Suite A, Carson City, Nevada 89703

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

for the time required by law.

That the Decedent died testate.

That CHRISTINE DOMINGUEZ is the daughter of the Deceased and is named Successor Trustee in decedent's Trust. CHRISTINE DOMINGUEZ is willing to act as the Successor Trustee. She is a fit person to administer the estate, and that there is no other person to administer the estate.

That no bond be required of CHRISTINE DOMINGUEZ to serve as the estate's representative.

THEREFORE IT IS ORDERED, ADJUDGED, AND DECREED:

1. That CHRISTINE DOMINGUEZ is authorized to sell the real property located at 3565 Loam Lane, Carson City, Nevada and more particularly described as:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 4 in Block C, of the final map of SUNRIDGE HEIGHTS PHASE 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 11, 1993, as Document No. 309550. APN: 1420-07-610-022.

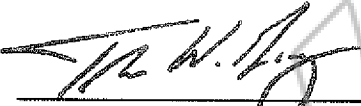
At the time of closing escrow the reverse mortgage and all closing costs will be paid in full.

2. That CHRISTINE DOMINGUEZ is authorized to pay SILVIA U. VILLANUEVA, ESQ. of Adler & Villanueva, LLC., a reasonable attorney's fee of \$1,000 plus costs of \$352.50, for a total of \$1,352.50.

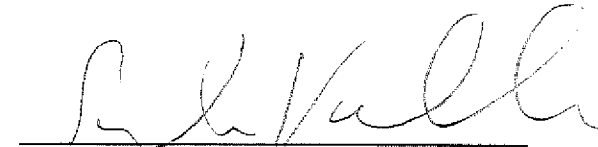
3. That CHRISTINE DOMINGUEZ is authorized to distribute the proceeds to the heir(s) under the terms and provision of the Gottschalk Family Trust, dated June 22, 2015.

///

DATED this 23rd day of May, 2022.


DISTRICT COURT JUDGE
22 PB 69

Submitted by:



Silvia U. Villanueva, Esq.
ADLER & VILLANUEVA, LLC
204 N. Minnesota Street, Suite A
Carson City, NV 89703

ADLER & VILLANUEVA, LLC, 204 N. Minnesota Street, Suite A, Carson City, Nevada 89703


COPIES

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 5/23/2022

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

By  Deputy

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28