

DOUGLAS COUNTY, NV

2023-1001208

Rec:\$40.00

\$40.00

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FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN No.: 1318-15-611-036

Escrow No.: 23035488-KOT

Recording Requested By:
First Centennial Title Company of Nevada
500 Damonte Ranch Pkwy, Suite 820
Reno, NV 89521

When Recorded Return to:
Catherine L. Gibb
PO Box 85
Zephyr Cove, NV 89448

Mail Tax Statements to:

SPACE ABOVE FOR RECORDERS USE

JUDGMENT QUIETING TITLE TO REAL PROPERTY

(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)

Susie Nichols

SIGNATURE

Agent

TITLE

Susie Nichols

Print Signature

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 FILED

SEP 14 2023

1 CASE NO: 2023-CV-00170

2 DEPT. NO: I

Douglas County
District Court Clerk SEP 27 10:12

3
4 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
5 IN AND FOR THE COUNTY OF DOUGLAS
6

7 VERNON K. AUSERMAN, Trustee of the
8 Vernon K. Ausherman Living Trust dated July
9 4, 2010, and CATHERINE L. GIBB, Trustee of
the Gibb Family Living Trust dated March 11,
1996,

10 Plaintiffs,

11 vs.

12 OCWEN Financial Corporation, OCWEN
13 Financial Insurance Services, Inc. and DOES 1
14 through 20,

15 Defendants.

JUDGMENT QUIETING TITLE
TO REAL PROPERTY

16 Based upon the pleadings in this matter, including the verified Complaint to Quiet Title
17 to Real Property, The affidavit of Steven D. Seibel, the Affidavit of Representative of Ocwen
18 Financial Corporation, and the Motion for Judgment on the Pleadings, or, in the Alternative,
19 Motion for Summary Judgment, and good cause appearing therefore, the Court finds as
20 follows:

- 21 1. The Deed of Trust to secure an original principal amount of \$227,000.00, and any other
22 amounts as therein provided, recorded April 10, 1998, as Document No. 436995,
23 Official Records, Douglas County, Nevada, dated April 3, 1998; Trustor: Steven D.
24 Seibel and Cheryl K. Seibel, Husband and Wife; Trustee: Executive Trustee Services,
25 Inc.; Beneficiary: GMAC Mortgage Corporation is cancelled and removed from the
26 property located at 307 Elks Point Road, Zephyr Cove, Douglas County, Nevada,
27 Assessors Parcel No. 1318-15-611-036.

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2. The cloud on the title to the real property legally described as:
Lot 5 in Block F, of Round Hill Village, Phase 4, according to the map thereof,
filed in the office of the County Recorder of Douglas County, Nevada, on April
25, 1996, as Document No. 831914, Official Records, assessor Parcel No. 1318-
15-611-036, which was created by the failure of GMAC Mortgage Corporation to
file a reconveyance of the 1998 Deed of Trust executed by the prior owners,
Steven D. Seibel and Cheryl Seibel on April 3, 1998, and recorded on April 10,
1998 as Document No. 436995, Official Records, Douglas County, Nevada, is
hereby cleared.

IT IS SO ORDERED,

Dated: September 27, 2023

By: 
NATHAN TOD YOUNG
DISTRICT COURT

1 Ausherman v. Ocwen Financial Corp.- Case No. 2023-CV-00170

2 Dept No.: I

3 **CERTIFICATE OF SERVICE**

4 Pursuant to NRCP 5(b), I certify that I am an employee of FELDMAN THIEL LLP, and that I am
5 "readily familiar" with the firm's practice of collection and processing correspondence for mailing.
6 Under that practice, it would be deposited with the United States Postal Service on that same day with
7 postage thereon fully prepaid at Zephyr Cove, Nevada in the ordinary course of business. I am aware that
8 on motion of the party served, service is presumed invalid if the postage cancellation date or postage
9 meter date is more than one day after the date of deposit for mailing an affidavit.

10 On September 13, 2023 I served the foregoing documents described as: Proposed Judgment
11 Quietening Title To Real Property on the interested parties in this action by placing a true copy thereof
12 enclosed in a sealed envelope addressed as follows:

13 Ocwen Financial Corporation
14 Ocwen Financial Insurance Services, Inc.
15 Law Department
16 1661 Worthington Rd Suite 100
17 West Palm Beach, FL 33409

18 (BY EMAIL TRANSMISSION) I caused a true copy of the aforementioned document(s) to be
19 served on the parties set forth above to be transmitted by email transmission to the email
20 address above.

21 (BY MAIL) As follows: I am "readily familiar" with the firm's practice of collection and
22 processing correspondence for mailing. Under that practice, it would be deposited with the
23 United State Postal Service on that same day with postage thereon fully prepaid at Zephyr Cove,
24 Nevada, in the ordinary course of business. I am aware that on motion of the party served,
25 service is presumed invalid if the postage cancellation date or postage meter date is more than one
26 day after the date of deposit for mailing an affidavit.

27 (BY HAND DELIVERY) I caused such document(s) to be delivered by hand to the offices of
28 the above addressee(s).

(BY OVERNIGHT MAIL) I caused such document(s) to be mailed by overnight mail to the
offices of the above addressee(s).

(BY FACSIMILE TRANSMISSION) I caused a true copy of the aforementioned document(s)
to be served on the parties set forth above to be transmitted by facsimile to the facsimile
number(s) above.

Executed on September 13, 2023, at Zephyr Cove, Nevada.

Catherine L. Di Camillo

Catherine L. DiCamillo

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 10-2-23

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

By *[Signature]* Deputy