

APN# 1022-10-002-007

**Recording Requested by/Mail to:**

Name: Maurice Wood

Address: 8250 W. Charleston Blvd. Ste. 100

City/State/Zip: Las Vegas, NV 89117

**Mail Tax Statements to:**

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

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

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

Default Judgment

**Title of Document** (required)

**Please complete the Affirmation Statement below:**

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)

**Military Discharge** – NRS 419.020 (2)

**Other NRS** \_\_\_\_\_ (state specific law)

**-OR-**

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

Brittany Wood

Signature

Brittany Wood

Printed Name

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

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Douglas County  
District Court Clerk

FILED

2023 NOV -8 AM 9:28

BOBBIE R. WILLIAMS  
CLERK

BY *[Signature]* DEPUTY

1 AARON R. MAURICE, ESQ.  
Nevada Bar No. 6412  
2 BRITTANY WOOD, ESQ.  
Nevada Bar No. 7562  
3 ELIZABETH E. ARONSON, ESQ.  
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8 Attorneys for Plaintiff,  
9 GUILD MORTGAGE COMPANY LLC

10 DISTRICT COURT  
11 DOUGLAS COUNTY, NEVADA

\*\*\*

12 GUILD MORTGAGE COMPANY LLC,

CASE NO. 2023-CV00109

13 Plaintiff,

DEPT NO. II

14 vs.

15 DEFAULT JUDGMENT

15 JAMES CHRISTOPHER HOLLEY, an  
16 individual; KATHERINE HOLLEY, an  
17 individual; JESS O BILLINGS, an individual;  
and LINDA L AJTWROS BILLINGS, an  
18 individual; DITECH FINANCIAL LLC,  
successor by merger to GREEN TREE  
FINANCIAL CORP., a foreign corporation,

19 Defendants.

20 This Court having read and considered Plaintiff's Application for Default Judgment, the  
21 contemptuously filed Request for Judicial Notice, and all documents attached thereto, and good  
22 cause appearing therefore:

23 IT IS HEREBY ORDERED that this Court has jurisdiction over the parties to this action  
24 as a result of their interest in real property located in Douglas County, Nevada, commonly  
25 described as 3951 Gray Hills Road Wellington, NV 89444, and legally described as:

26 LOT 183, OF TOPAZ RANCH ESTATES UNIT NO. 2,  
27 ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE  
OF THE COUNTY RECORDER OF DOUGLAS COUNTY,  
28 NEVADA, FEBRUARY 20, 1967, IN BOOK 47, PAGE 761, AS  
DOCUMENT NO. 35464.

MAURICE WOOD  
8250 West Charleston Blvd., Suite 100  
Las Vegas, Nevada 89117  
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1 APN: 1022-10-002-077 ("Property").

2 IT IS HEREBY FURTHER ORDERED that Plaintiff has complied in all respects with the  
3 Nevada Rules of Civil Procedure as they pertain to service.

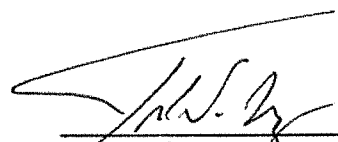
4 IT IS HEREBY FURTHER ORDERED that, as a result of such compliance and as a result  
5 of the Defendants' failure to file an Answer or responsive pleading to the Complaint, Default  
6 Judgment is entered in favor of Plaintiff Guild Mortgage Company LLC and against Defendants  
7 James Christopher Holley, Katherine Holley, Jess O. Billings, Linda L. Ajtwros Billings, and  
8 Ditech Financial LLC, successor by merger to Green Tree Financial Corp.

9 IT IS HEREBY FURTHER ORDERED that the Nevada Housing Division – Manufactured  
10 Housing is authorized to issue title for a 1999 doublewide Skyline Oak Manor, size 792 in. x 156  
11 in., Serial No. 06700237LBLA, Title No. B0191370 ("Manufactured Home"), in the name of  
12 James Christopher Holley and Katherine Holley, with Guild Mortgage Company LLC, as  
13 lienholder.

14 IT IS HEREBY FURTHER ORDERED that Defendants Jess O. Billings, Linda L. Ajtwros  
15 Billings, and Ditech Financial LLC, successor by merger to Green Tree Financial Corp, have no  
16 right, title, or interest in the Manufactured Home.

17 IT IS HEREBY FURTHER ORDERED that Plaintiff's agent, National Default Servicing  
18 Corporation, is authorized to sign on behalf of Plaintiff for the purpose of titling the Manufactured  
19 Home and converting the Manufactured Home to real property.

20 IT IS HEREBY FURTHER ORDERED that the Manufactured Home shall be converted  
21 to the real property tax rolls as an undivided part of the Property, deemed effective as of November  
22 21, 2018, the date of the recording of the Affidavit of Conversion in the Official Records of the  
23 County Recorder as Document No. 2018-922557.

24  
25  
26  
27  
28  
  
District Judge  
November 8, 2024

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 12.12.2023

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

By A. Weedner Deputy