

APN# 1121-05-510-025

Recording Requested by/Mail to:

Name: FIRST AMERICAN TITLE

Address: 1663 US HWY 395 N STE 101

City/State/Zip: MINDEN NV 89423

Mail Tax Statements to:

Name: The Estate of Victoria D. Messer

Address: 1615 Kingsbridge

City/State/Zip: San Antonio TX 78253

AMENDED ORDER CONFIRMING SALE OF REAL PROPERTY

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

E.TOBIAS

Printed Name

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

Heather L. Lewis
CLERK OF THE COURT

1 **O CAMPO WISEMAN LAW**
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Attorneys for Petitioner

6
7 **DISTRICT COURT**

8 **CLARK COUNTY, NEVADA**

9 In the matter of the Estate of:

10 VICTORIA MESSER,

11
12 Deceased.

Case No.: P-23-117251-E

Dept. No.: VIII

Hearing Date: February 16th, 2024

13 **AMENDED ORDER CONFIRMING SALE OF REAL PROPERTY**

14 The Court, having reviewed Petition for Confirmation of Sale of Real Property,
15 submitted by Tedd Phillip Rupp and Nicole Beard, Co-Administrators of the Estate of
16 VICTORIA MESSER, the Court having considered the Petition and examined the
17 evidence, being fully advised in the premises finds: (**new information in bold**)

- 18 (i) Proper notice of the hearing was duly given as required by law;
19 (ii) The real property located at 119 Marks St., Gardnerville, NV 89410, APN
20 No. 1121-05-510-025 (the "Property") was opened for bids and there were
21 no bids on the property.
22 (iii) That it is in the best interest of the Estate to complete the sale pursuant to
23 the terms and conditions set forth in the Petition.

24 Accordingly, it is hereby ordered:
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26 ...

O CAMPO WISEMAN LAW
ATTORNEYS AT LAW



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ORDER

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Petition for Confirmation of Sale is **GRANTED**.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the real property located at 119 Marks St., Gardnerville, NV 89410, APN No. 1121-05-510-025 (the "Property") was opened for bids and there were no bids on the property.

IT IS FURTHER ORDERED that the real property located at 119 Marks St., Gardnerville, NV 89410, APN No. 1121-05-510-025 (the "Property"), **more particularly** described as: Lot 2, as set forth on the Record of Survey for Pineview Development Unit 1, filed in the Office of the Douglas County Recorder on October 13, 1997, in book 1097, page 2348, as Document No. 423881, and amended by Amended record of Survey recorded march 08, 2000, in Book 0300, Page 1467, as Document No. 487625 and recorded April 06, 2000, in Book 0400, Page 0926 as Document No. 489475 of Official **Records**, be sold for \$299,000.00, as is with no warranties, to Nicole Aldana and Mauro Aguayo.

IT IS FURTHER ORDERED that a brokerage commission of 5% be paid from the proceeds of the sale;

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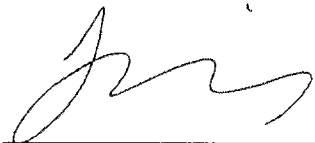
IT IS FURTHER ORDERED that Tedd Phillip Rupp and Nicole Beard as Co-Administrators of the Estate of VICTORIA MESSER, may take such actions as are reasonably necessary to consummate the sale.

Dated this 18th day of March, 2024



Respectfully submitted by:

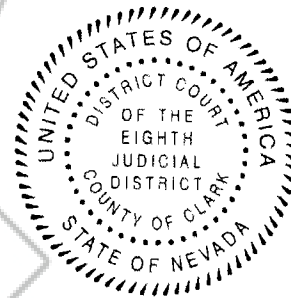
O CAMPO WISEMAN LAW



Sarah A. Ocampo, Esq.
Nevada Bar No. 8461
Attorneys for Petitioners

685 1EE 9E86 0B4D
Jessica K. Peterson
District Court Judge

March 19, 2024



CERTIFIED COPY
ELECTRONIC SEAL (NRS 1.190(3))

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DISTRICT COURT
CLARK COUNTY, NEVADA

In the Matter of:

CASE NO: P-23-117251-E

Victoria Messer, Deceased

DEPT. NO. Department 8

AUTOMATED CERTIFICATE OF SERVICE

This automated certificate of service was generated by the Eighth Judicial District Court. The foregoing Order was served via the court's electronic eFile system to all recipients registered for e-Service on the above entitled case as listed below:

Service Date: 3/18/2024

- | | |
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