

# Exhibit J

Exhibit J

1 Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
2 WATSON ROUNDS  
5371 Kietzke Lane  
3 Reno, NV 89511  
Telephone: 775-324-4100  
4 Facsimile: 775-333-8171  
Attorneys for Plaintiff Jed Margolin

REC'D & FILED  
2014 NOV -6 PM 3: 12  
ALAN GLOVER  
BY C. GRIBBLE CLERK  
DEPUTY

7 **In The First Judicial District Court of the State of Nevada**  
8 **In and for Carson City**

11 JED MARGOLIN, an individual,  
12 Plaintiff,

13 vs.

14 OPTIMA TECHNOLOGY CORPORATION,  
a California corporation, OPTIMA  
15 TECHNOLOGY CORPORATION, a Nevada  
16 corporation, REZA ZANDIAN  
aka GOLAMREZA ZANDIANJAZI  
17 aka GHOLAM REZA ZANDIAN  
aka REZA JAZI aka J. REZA JAZI  
18 aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, an individual, DOE Companies  
19 1-10, DOE Corporations 11-20, and DOE  
20 Individuals 21-30,  
21 Defendants.

Case No.: 090C00579 1B

Dept. No.: 1

**AFFIDAVIT OF PUBLICATION  
OF NOTICE OF SHERIFF'S  
SALE OF REAL PROPETY  
UNDER EXECUTION**

22  
23 Plaintiff Jed Margolin, through counsel Adam McMillen, presents herewith an  
24 Affidavit of Publication of Notice of Sheriff's Sale of Real Property Under Execution as it  
25 relates to Clark County APN: 071-02-000-005. Such Affidavit of Publication is attached  
26 hereto as Exhibit 1.

27 ///

28 ///

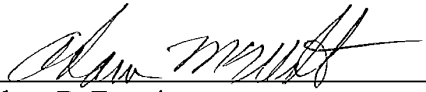
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**Affirmation Pursuant to NRS 239B.030**

The undersigned does hereby affirm that the preceding document does not contain the social security number of any person.

DATED: November 5, 2014.

WATSON ROUNDS

By: 

Matthew D. Francis  
Adam P. McMillen  
Watson Rounds  
5371 Kietzke Lane  
Reno, NV 89511

Attorneys for Plaintiff Jed Margolin

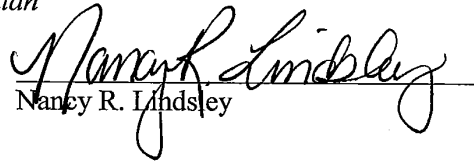
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**CERTIFICATE OF SERVICE**

Pursuant to NRCP 5(b), I certify that I am an employee of Watson Rounds, and that on this date, I deposited for mailing, in a sealed envelope, with first-class postage prepaid, a true and correct copy of the foregoing document, **AFFIDAVIT OF PUBLICATION OF NOTICE OF SHERIFF'S SALE OF REAL PROPRETY UNDER EXECUTION (CLARK COUNTY APN: 071-02-000-005)**, addressed as follows:

Jason D. Woodbury  
Severin A. Carlson  
Kaempfer Crowell  
510 West Fourth Street  
Carson City, Nevada 89703  
*Attorneys for Defendant, Reza Zandian*

Dated: November 6, 2014

  
Nancy R. Lindsay

# Exhibit 1

Exhibit 1

AFFP

090C00579 1B-1

### Affidavit of Publication

STATE OF NEVADA }  
COUNTY OF CLARK } SS

I, Rosalie Qualls state:

That I am Assistant Operations Manager of the Nevada Legal News, a daily newspaper of general circulation, printed and published in Las Vegas, Clark County, Nevada; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

- Oct 17, 2014
- Oct 24, 2014
- Oct 30, 2014

That said newspaper was regularly issued and circulated on those dates. I declare under penalty of perjury that the foregoing is true and correct.

DATED: Oct 30, 2014



Rosalie Qualls

In The First Judicial District Court of the State of Nevada  
 In and for Carson City  
 Case No.: 090C00579 1B Dept. No.: 1  
 JED MARGOLIN, an individual, Plaintiff,  
 vs. REZA ZANDIAN aka GOLAMREZA ZANDIANJAZI aka GHOLAM REZA ZANDIAN aka REZA JAZI aka J. REZA JAZI aka G. REZA JAZI aka GHONONREZA ZANDIAN JAZI, et al., Defendants.

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION**  
**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION:**  
 By virtue of a Writ of Execution issued out of the First Judicial District Court, Carson City, Nevada, on September 5, 2014, upon a judgment entered in the above-captioned case on June 27, 2013, in favor of Plaintiff Jed Margolin and against Reza Zandian aka Golamreza Zandian Jazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi ("Defendant Reza Zandian"), in the amount of \$1,592,062.81, which Writ of Execution was delivered to me as Sheriff. I have levied upon all of the right, title, claim and interest of Defendant Reza Zandian in and to that certain real property located in Moapa Valley, Clark County, Nevada 89040 and described as THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 68 EAST, M.D.M. APN 071-02-000-005. NOTICE IS HEREBY GIVEN THAT I, the undersigned Sheriff, will sell at Sheriff's Sale to the highest bidder, for cash, without warranty, express or implied, all of the right, title, claim and interest of Defendant Reza Zandian in and to the above-described real property or as much thereof as may be necessary to satisfy said judgment and Writ of Execution, together with interest and costs thereon, on December 9, 2014, at the front steps to the North Entrance to the REGIONAL JUSTICE CENTER, 200 LEWIS ST, LAS VEGAS at 9:00 a.m. This property is being sold subject to all prior liens and encumbrances pending against the property and subject to all easements, restrictions of record, taxes, and special assessments pending against the property. Only Cash or Certified Funds will be accepted and payment must be made in full immediately upon conclusion of the sale. NOTICE IS FURTHER GIVEN that the purchaser at such sale shall take title to the above described real property subject to a one (1) year right of redemption pursuant to NRS 21.210. PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY. Before bidding at the sale, a prospective bidder should independently investigate the priority of the lien or interest of the judgment creditor; land use laws and regulations applicable to the property; approved uses for the property; limits on farming or forest practices on the property; rights of neighboring property owners; environmental laws and regulations that affect the property; make their own examination of the title and the condition of the property; and to consult their own attorney before bidding.

DATED: This 10th day of October, 2014. DOUG GILLESPIE, SHERIFF, CLARK COUNTY, NEVADA, By: Lt. G. Jason Flippo, PN 5734, Sheriff's Civil Section, Deputy Sheriff, Matthew D. Francis (6978), Adam P. McMillen (10678), WATSON ROUNDS, 5371 Kietzke Lane, Reno, NV 89511, Telephone: 775-324-4100, Facsimile: 775-333-8171, Attorneys for Plaintiff Jed Margolin  
 Published in Nevada Legal News  
 October 17, 24, 30, 2014

04100372 00383243

WATSON ROUNDS, ESQS. (RENO)  
5371 KIETZKE LANE  
RENO, NV 89511