



October 23, 2014

MICHAEL D. ROUNDS <sup>1</sup>  
MATTHEW D. FRANCIS <sup>2</sup>

ARTHUR A. ZORIO <sup>1</sup>  
ADAM P. McMILLEN <sup>2</sup>  
ADAM YOWELL <sup>1</sup>  
STEVEN CALOJARO <sup>1</sup>  
RYAN CUDNIK <sup>5</sup>

OF COUNSEL-  
KELLY G. WATSON <sup>1</sup>  
MARC D. FOODMAN <sup>1,3</sup>  
STEVEN T. POLIKALAS <sup>1,4</sup>

<sup>1</sup> Also licensed in California  
<sup>2</sup> Also licensed in Utah  
<sup>3</sup> Also licensed in Massachusetts  
<sup>4</sup> Also licensed in Tennessee  
<sup>5</sup> Only licensed in Washington, D.C.,  
Maryland and New York

5371 Kietzke Lane  
Reno, Nevada 89511  
(775) 324-4100  
Fax (775) 333-8171  
renoinfo@watsonrounds.com

10000 West Charleston Blvd.  
Suite 240  
Las Vegas, Nevada 89135  
(702) 636-4902  
Fax (702) 636-4904  
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One Embarcadero Center  
Suite 4100  
San Francisco, CA 94111  
(415)243-4090  
Fax (415)243-0226  
sfinfo@watsonrounds.com

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Reply to: Reno

Office of the County Recorder  
Clark County Government Center  
500 S. Grand Central Parkway  
Box 551510  
Las Vegas, NV 89155-1510

Re: Request for Recordation

To the Staff:

Enclosed you will find the following:

1. **Notice of Sheriff's Sale of Real Property Under Execution** regarding APN: 071-02-000-005;
2. Check payable to the Clark County Recorder in the amount of \$20.00 for the requisite recording fee for APN: 071-02-000-005;
3. **Notice of Sheriff's Sale of Real Property Under Execution** regarding APN: 071-02-000-013;
4. Check payable to the Clark County Recorder in the amount of \$20.00 for the requisite recording fee for APN: 071-02-000-013;
5. Self-addressed and stamped envelope for your convenience in returning conformed copies of the documents to our office.

Thank you for your assistance. Please call me if you have any questions.

Sincerely,

Nancy R. Lindsley, Paralegal  
Email: nlindsley@watsonrounds.com

WATSON ROUNDS  
A Professional Corporation

/nl  
Enclosures  
cc: Client

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

**APN#** 071-02-000-013

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**

(DO NOT Abbreviate)

NOTICE OF SHERIFF'S SALE

OF REAL PROPERTY UNDER EXECUTION

**Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.**

**RECORDING REQUESTED BY:**

ADAM P. McMILLEN, ESQ.

**RETURN TO: Name** Adam P. McMillen, c/o Watson Rounds, P.C.

**Address** 5371 Kietzke Lane

**City/State/Zip** Reno, NV 89511

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**City/State/Zip** \_\_\_\_\_

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

P:\Common\FORMS & Notices\Cover Page Template Feb2014

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

REC'D & FILED  
 2014 OCT 21 PM 3:42  
 J. HIGGINS  
 ALAN GLENN  
 BY \_\_\_\_\_ CLERK  
 DEPUTY

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

RECEIVED  
 CLARK COUNTY SHERIFF  
 14 OCT -9 P 2 28

9 JED MARGOLIN, an individual,

10 Plaintiff,

11 vs.

12 REZA ZANDIAN aka GOLAMREZA  
 13 ZANDIANJAZI aka GHOLAM REZA  
 14 ZANDIAN aka REZA JAZI aka J. REZA JAZI  
 15 aka G. REZA JAZI aka GHONONREZA  
 16 ZANDIAN JAZI, et al.,

17 Defendants.

Case No.: 090C00579 1B

Dept. No.: 1

**NOTICE OF SHERIFF'S SALE OF**  
**REAL PROPERTY UNDER**  
**EXECUTION**

17 **NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION:**

18 By virtue of a Writ of Execution issued out of the First Judicial District Court, Carson City,  
 19 Nevada, on September 5, 2014, upon a judgment entered in the above-captioned case on June  
 20 27, 2013, in favor of Plaintiff Jed Margolin and against Reza Zandian aka Golamreza Zandian  
 21 Jazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka  
 22 Ghononreza Zandian Jazi ("Defendant Reza Zandian"), in the amount of \$1,592,062.81, which  
 23 Writ of Execution was delivered to me as Sheriff. I have levied upon all of the right, title,  
 24 claim and interest of Defendant Reza Zandian in and to that certain real property located in  
 25 Moapa Valley, Clark County, Nevada 89040 and described as THE SOUTH HALF (S ½) OF  
 26 THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF  
 27 SECTION 2, TOWNSHIP 16 SOUTH, RANGE 68 EAST, M.D.M. APN 071-02-000-013.



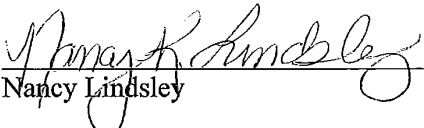
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**CERTIFICATE OF SERVICE**

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, NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION, addressed as follows:

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

Dated: October 21, 2014

  
\_\_\_\_\_  
Nancy Lindsley

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only  
and avoid printing in the 1" margins of document)

**APN#** 071-02-000-005

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

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

RECEIVED  
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 2014 OCT -9 P 3:26

9 JED MARGOLIN, an individual,  
 10 Plaintiff,

Case No.: 090C00579 1B

11 vs.

Dept. No.: 1

12 REZA ZANDIAN aka GOLAMREZA  
 ZANDIANJAZI aka GHOLAM REZA  
 13 ZANDIAN aka REZA JAZI aka J. REZA JAZI  
 aka G. REZA JAZI aka GHONONREZA  
 14 ZANDIAN JAZI, et al.,

**NOTICE OF SHERIFF'S SALE OF  
 REAL PROPERTY UNDER  
 EXECUTION**

15 Defendants.  
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 25 Moapa Valley, Clark County, Nevada 89040 and described as THE SOUTHEAST  
 26 QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST  
 27 QUARTER (NE ¼) OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 68 EAST, M.D.M.  
 28 APN 071-02-000-005.

1           **NOTICE IS HEREBY GIVEN THAT I**, the undersigned Sheriff, will sell at Sheriff's  
 2 Sale to the highest bidder, for cash, without warranty, express or implied, all of the right, title,  
 3 claim and interest of Defendant Reza Zandian in and to the above-described real property or as  
 4 much thereof as may be necessary to satisfy said judgment and Writ of Execution, together  
 5 with interest and costs thereon, on December 9, 2014, at the front steps to the North Entrance  
 6 to the REGIONAL JUSTICE CENTER, 200 LEWIS ST, LAS VEGAS at 9:00 a.m. This  
 7 property is being sold subject to all prior liens and encumbrances pending against the property  
 8 and subject to all easements, restrictions of record, taxes, and special assessments pending  
 9 against the property. Only Cash or Certified Funds will be accepted and payment must be  
 10 made in full immediately upon conclusion of the sale.

11           **NOTICE IS FURTHER GIVEN** that the purchaser at such sale shall take title to the  
 12 above described real property subject to a one (1) year right of redemption pursuant to NRS  
 13 21.210. PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY. Before bidding  
 14 at the sale, a prospective bidder should independently investigate the priority of the lien or  
 15 interest of the judgment creditor; land use laws and regulations applicable to the property;  
 16 approved uses for the property; limits on farming or forest practices on the property; rights of  
 17 neighboring property owners; environmental laws and regulations that affect the property;  
 18 make their own examination of the title and the condition of the property; and to consult their  
 19 own attorney before bidding.

20           DATED: This 10<sup>th</sup> day of October, 2014.

21           DOUG GILLESPIE, SHERIFF  
 22           CLARK COUNTY, NEVADA

23           By: D. Flippo, PN 5734  
 24           Deputy Sheriff

25           Lt. G. Jason Flippo  
 26           Sheriff's Civil Section

27  
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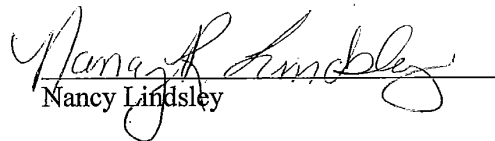
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510 West Fourth Street  
Carson City, Nevada 89703  
*Attorneys for Defendant, Reza Zandian*

Dated: October 21, 2014

  
Nancy Lindsley