

LEACH KERN GRUCHOW ANDERSON SONG
2525 Box Canyon Drive, Las Vegas, Nevada 89128
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1 **NOTC**
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14 *Attorneys for Vistana Condominium Owners Association*

FILED
MAR 10 2023
CLERK OF DISTRICT COURT

EIGHTH JUDICIAL DISTRICT COURT
CLARK COUNTY, NEVADA

VISTANA CONDOMINIUM OWNERS
ASSOCIATION, INC., a Nevada Corporation

Case No.: A-20-826290-C
Dept. No.: 23

Plaintiffs,

NOTICE OF SHERIFF'S SALE

vs.

LYNN WILLIAMS, an individual; LARRY
FITCH, an individual; ANTHONY KNEIP, an
individual; ARDYCE NELSON, an individual
and DOES I-XX,

Defendants.

20 By virtue of entry of final Findings of Fact, Conclusions of Law and Judgment filed
21 March 4, 2022 and final Order Granting Vistana Condominium Owners Association's Motion
22 for Attorneys' Fees and Costs entered by the Eighth Judicial District Court in and for Clark
23 County, Nevada in the above-captioned case on July 8, 2022 and a Writ of Execution issued by
24 the Clerk of the Eighth Judicial District Court in and for Clark County, Nevada on October 5,
25 2022, in the above and entitled action, the Sheriff of Clark County, Nevada will on the 15th day
26 of March, 2023 at 9:00 a.m. located at the Front Steps of the North Entrance of the Regional
27 Justice Center, located at 200 Lewis Avenue, Las Vegas, Nevada 89155, conduct a public
28 auction for sale to the highest bidder for cash, all the right, title, claim and interest of said

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1 Defendant LYNN WILLIAMS subject property, of, in and to the following described property to
2 wit:

3
4 OWNER OF RECORD: LYNN F. WILLIAMS AND LINDA E. WILLIAMS LIVING TRUST
5 LYNN F. WILLIAMS AND LINDA E. WILLIAMS CO-TRUSTEES

6 PHYSICAL PROPERTY ADDRESS: 7139 S. Durango Drive, #109, Las Vegas, Nevada
7 89113

8 LEGAL DESCRIPTION: **VISTANA CONDO-UNIT 3, AS SHOWN BY MAP THEREOF**
9 **ON FILE IN BOOK 98 OF PLATS, PAGE 21 UNIT 109 BLDG 10 IN THE OFFICE OF**
10 **THE COUNTY RECORDER OF CLARK COUNTY, NEVADA**

11 APN#: 176-05-812-270

12 This property is being sold subject to all prior liens and encumbrances pending against
13 the property and subject to all easements, restrictions of record, taxes, and special assessments
14 pending against the property. Only U.S. currency will be accepted and payment must be made in
15 full immediately upon conclusion of the sale.

16 NOTICE IS FURTHER GIVEN that the purchaser at such sale shall take title to the
17 above-described real property subject to a one (1) year right of redemption pursuant to NRS
18 21.210.

19 Only Cash or Certified Funds will be accepted and payment must be made in full
20 immediately upon conclusion of the sale.

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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 condition of the property and consult their own attorney before bidding.

JOE LOMBARDO, SHERIFF
CLARK COUNTY, NEVADA

By:  _____
Deputy Date

J. Lombardo
Sr. Deputy Sheriff
Sheriff Civil Bureau

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Last Publication
Respectfully Submitted By:

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Attorneys for Plaintiff

FILED
2022 NOV -2 PM 3:45

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WRIT
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EIGHTH JUDICIAL DISTRICT COURT
CLARK COUNTY, NEVADA

VISTANA CONDOMINIUM OWNERS
ASSOCIATION, INC., a Nevada Corporation

Plaintiffs,

vs.

LYNN WILLIAMS, an individual; LARRY
FITCH, an individual; ANTHONY KNEIP, an
individual; ARDYCE NELSON, an individual
and DOES I-XX,

Defendants.

Case No.: A-20-826290-C
Dept. No.: 23

WRIT OF EXECUTION
REAL PROPERTY

Earnings Other Property
 Order of Support

TO: THE STATE OF NEVADA TO THE SHERIFF OF CLARK COUNTY,
GREETINGS:

On March 4, 2022 Findings of Fact, Conclusions of Law and Judgment and on July 8, 2022, an Order Granting Vistana Condominium Owners Association's Motion for Attorneys' Fees and Costs and Judgment was entered by the above-entitled court in the above-entitled action in favor of VISTANA CONDOMINIUM OWNERS ASSOCIATION, INC. as judgment creditor and against Lynn Williams's subject property as judgment debtor.

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1 Interest and costs have accrued in the amounts shown. Any satisfaction has been credited
 2 first against total accrued interest and cost leaving the following net balance which sum bears
 3 interest at prime + 2% (4.75%) per annum on the principal and prime + 2% (4.75%) per annum
 4 on attorney's fees and costs from issuance of this writ to date of levy and to which sum must be
 5 added all commissions and cost of executing this Writ.

<u>JUDGMENT BALANCE</u>		<u>AMTS TO BE COLLECTED BY LEVY</u>	
Principal	\$138,779.33	NET BALANCE	\$147,084.91
Pre-Judgment Interest	\$ 0.00	Fee this Writ	\$ 0.00
Attorneys Fees	\$32,566.50	Garnishment fee	\$ 0.00
Costs and Disbursements	\$1,079.37	Mileage	\$ 30.00
JUDGMENT TOTAL	\$172,425.20	Levy Fee	\$ 60.00
Accrued Interest	\$695.61	Advertising fee	\$ 2.00
Less Satisfaction	(\$26,035.90)	Storage fee	\$0.00
NET BALANCE	\$147,084.91	SUB-TOTAL	\$ 147,176.91
		Commission	\$
		TOTAL LEVY	\$

12 **NOW, THEREFORE**, you are commanded to satisfy this judgment with interest and
 13 costs as provided by law, out of the real property belonging to the debtor for the total amount due
 14 out of the following described real property:

15 **PHYSICAL PROPERTY ADDRESS: 7139 S. Durango Drive, #109, Las Vegas,**
 16 **Nevada 89113, APN#: 176-05-812-270** and more particularly described on Exhibit "A" attached
 17 hereto.

18 **EXEMPTIONS WHICH APPLY TO THIS LEVY**
 (check appropriate paragraph and complete as necessary)

- 19 Property Other Than Wages. The exemption set forth in NRS 21.090 or in other
 20 applicable Federal Statutes may apply. Consult an attorney.
- 21 Earnings. The amount subject to garnishment and this writ shall not exceed for any one pay period
 22 the lessor of:
 A. 25% of the disposable earnings due the judgment debtor for the pay period, or
 23 B. The difference between the disposable earnings for the period and \$100.50 per week
 24 for each week of the pay period.
- 25 Earnings (Judgment or Order for Support)
 A Judgment was entered for amounts due under a decree or order entered on _____,
 26 20__, by the _____ for the support of _____, for the period from _____,
 27 20__, through _____, 20__, in ___ installments of \$_____. The amount of
 28 disposable earnings subject to garnishment and this writ shall not exceed for any one pay
 period: (check appropriate box)
- A maximum of 50 percent of the disposable earnings of such judgment debtor who is supporting a
 spouse or dependent child other than the dependent named above;

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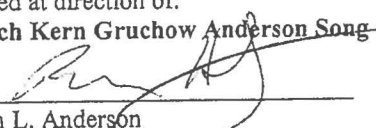
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- A maximum of 60 percent of the disposable earnings of such judgment debtor who is not supporting a spouse or dependent child other than the dependent named above;
- Plus an additional 5 percent of the disposable earnings of such judgment debtor if and to extent that the judgment is for support due for a period of time more than 12 weeks prior to the beginning of the work period of the judgment debtor during which the levy is made upon the disposable earnings.

NOTE: Disposable earnings are defined as gross earnings less deductions for Federal Income Tax Withholding, Federal Social Security Tax and Withholding for any State, County or City Taxes.

You are required to return this Writ from date of issuance not less than 10 days or more than 60 days with the results of your levy endorsed thereon.

Issued at direction of:
~~Leach Kern Gruchow Anderson Song~~

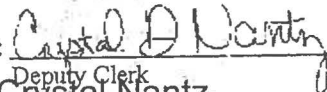

Sean L. Anderson
Nevada Bar No: 7259
Ryan D. Hastings
Nevada Bar No. 12394
Attorney for Plaintiffs

I hereby certify that I have this date returned the foregoing Writ of Execution with the results of the levy endorsed thereon.

Sheriff's Civil Bureau
301 E. Clark Avenue
Las Vegas, Nevada 89101

STEVEN D. GRIERSON

CLERK OF COURT

By:  11/30/2022
Deputy Clerk Date
Crystal Nantz

RETURN

- not satisfied \$ _____
 - satisfied in sum of \$ _____
 - costs retained \$ _____
 - commission retained \$ _____
 - costs incurred \$ _____
 - commission incurred \$ _____
 - costs received \$ _____
- REMITTED TO
JUDGMENT CREDITOR \$ _____

EXHIBIT "A"

1
2 UNIT NUMBER ONE HUNDRED NINE (109) IN BUILDING TEN (10) AS SHOWN BY
3 THE FINAL MAP OF VISTANA CONDOMINIUMS - UNIT 3, AS SHOWN BY MAP
4 THEREOF ON FILE IN BOOK 98 OF PLATS, PAGE(S) 21, AND AMENDED BY A
5 CERTIFICATE OF AMENDMENT RECORDED JUNE 13, 2001 IN BOOK 20010813 AS
6 DOCUMENT NO. 01312, OF OFFICIAL RECORDS IN THE OFFICE OF THE
7 COUNTY RECORDER OF CLARK COUNTY, NEVADA.
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