

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

RECEIVED
CLARK COUNTY SHERIFF
2014 OCT 23 A 10:11

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

9 JED MARGOLIN, an individual,
10 Plaintiff,
11 vs.
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.,
15 Defendants.
16

Case No.: 090C00579 1B
Dept. No.: 1

AFFIDAVIT OF POSTING
NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY UNDER
EXECUTION

17 STATE OF NEVADA)
18 COUNTY OF CLARK) ss.

19 I, THOMAS SMITH, state:

20 That at all times herein I have been a citizen of the United States, over 18 years of age,
21 and am not a party to, or interested in, the proceeding in which this affidavit is made.

22 1. On the 22ND day of OCTOBER, 2014, I personally posted a copy of the Writ of
23 Execution and the Notice of Sheriff's Sale of Real Property Under Execution, on the property
24 in the manner prescribed under the Nevada Revised Statutes, in a conspicuous place
25 at the property which is located at:
26

27 ///
28 ///

CS

1 APN: 071-02-000-005
2 Situs: Moapa Valley, Clark County, Nevada
3 Legal Description: Section 2, Township 16, Range 68
4 Zip Code: 89040

5 2. On the 22ND day of OCTOBER, 2014, I personally posted a copy of the Notice of
6 Sheriff's Sale of Real Property Under Execution of the above-referenced property in the
7 manner prescribed under the Nevada Revised Statutes, at three (3) public places in Moapa
8 Valley, Nevada.

9 3. On the 22ND day of OCTOBER, 2014, I personally posted a copy of the Notice of
10 Sheriff's Sale of Real Property Under Execution of the above-referenced property in the
11 manner prescribed under the Nevada Revised Statutes, at three (3) public places in Las Vegas,
12 Nevada.

13 I declare under penalty of perjury that the foregoing is true and correct.

14 **CLARK COUNTY SHERIFF**

15
16 *Just for Thomas Smith*
17 Deputy Sheriff, THOMAS SMITH
18 10/23/14

19 SUBSCRIBED AND SWORN to before me
20 this 23rd day of October, 2014.

21 *[Signature]*
22 _____
23 Deputy Clerk or Notary

24
25  CATHERINE LEVY
26 NOTARY PUBLIC
27 STATE OF NEVADA
28 My Commission Expires: 02-05-17
Certificate No: 01-67766-1



**CLARK COUNTY SHERIFF
CIVIL PROCESS SECTION**

JED MARGOLIN)	E X H I B I T A – Affidavit of Posting
)	
PLAINTIFF)	CASE No. 090C00579 1B
vs)	SHERIFF CIVIL NO.: 14006770
OPTIMA TECHNOLOGY CORPORATION;)	
REZA ZANDIAN, et al.,)	
DEFENDANT)	

STATE OF NEVADA }
 } ss:
 COUNTY OF CLARK }

Date: 10/22/2014 @ 11:00 AM - RAW LAND VIRGIN RIVER WEST ROAD MOAPA VALLEY (#005) OVERTON, NV 89040

Attempted By: THOMAS SMITH

Service Type: POSTING.

Notes : POSTED WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION TO RAW LAND 10 ACRE PARCEL.

Date: 10/22/2014 @ 11:20 AM - 350 NORTH MOAPA VALLEY ROAD OVERTON, NV 89040

Attempted By: THOMAS SMITH

Service Type: POSTING.

Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION.

Date: 10/22/2014 @ 11:26 AM - 320 NORTH MOAPA VALLEY ROAD OVERTON, NV 89040

Attempted By: THOMAS SMITH

Service Type: POSTING.

Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION.

Date: 10/22/2014 @ 11:40 AM - 275 NORTH MOAPA VALLEY ROAD OVERTON, NV 89040

Attempted By: THOMAS SMITH

Service Type: PHONE CONTACT.

Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION.



**Date: 10/22/2014 @ 1:45 PM - CLARK COUNTY GOVERNMENT CENTER 500 S GRAND
CENTRAL PARKWAY LAS VEGAS, NV 89155**

Attempted By: THOMAS SMITH

Service Type: POSTING.

**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
UNDER EXECUTION.**

**Date: 10/22/2014 @ 2:00 PM - REGIONAL JUSTICE CENTER 200 LEWIS AVENUE LAS
VEGAS, NV 89101**

Attempted By: THOMAS SMITH

Service Type: POSTING.

**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
UNDER EXECUTION.**

**Date: 10/22/2014 @ 2:15 PM - THIRD STREET COUNTY BUILDING 309 S THIRD STREET LAS
VEGAS, NV 89101**

Attempted By: THOMAS SMITH

Service Type: POSTING.

**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
UNDER EXECUTION.**

ORIGINAL

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RECEIVED
CLARK COUNTY SHERIFF
OCT - 9 P 3: 25

**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 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.

05

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 10th 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