

IN THE SUPREME COURT OF THE STATE OF NEVADA

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Apr 20 2021 09:56 a.m.
Elizabeth A. Brown
Clerk of Supreme Court

REZA ZANDIAN, AKA GOLAMREZA
ZANDIANJAZI, AKA GHOLAM REZA
ZANDIAN, AKA REZA JAZAI, AKA J.
REZA JAZI AKA G. REZA JAZI, AKA
GHONOREZA ZANDIAN JAZI, AN
INDIVIDUAL

No. 82559

Appellant,

vs.

JED MARGOLIN, AN INDIVIDUAL,

RECORD ON APPEAL

VOL XV

REZA ZANDIAN
6 RUE EDOUARD FOURNIER
75116 PARIS FRANCE

BROWNSTEIN HYATT FARBRE
SCHRECK, LLP/RENO
5371 KIETZKE LANE
RENO, NV 89511

APPELLANT IN PROPER PERSON

ATTORNEYS FOR RESPONDENT

THE SUPREME COURT OF THE STATE OF NEVADA

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REC'D & FILED

2019 MAY 15 AM 11:09

AUDREY ROWLATT
CLERK

**In The First Judicial District Court of the State of Nevada
In And For Carson City**

DEPUTY

JED MARGOLIN,
Plaintiff,

vs.

Case No.: 09 OC 00579 1B

Dept. No.: I

OPTIMA TECHNOLOGY
CORPORATION, a California
corporation, OPTIMA TECHNOLOGY
CORPORATION, Nevada corporation,
REZA ZANDIAN aka GOLAMREZA
ZANDIANJAZ I aka GHOLAM REZA
ZANDIAN aka REZA JAZI aka J. REZA
JAZI aka G. REZA JAZI aka
GHONOREZA ZANDIAN JAZI, an
individual, DOES Companies 1-10, DOE
Corporations 11-20, and DOES
Individuals 21-30,
Defendant.

ORDER RELEASING FUNDS

BASED ON A REVIEW OF THE FILE,

IT IS HEREBY ORDERED by the undersigned District Judge that the following
fees be released to the appropriate party:

- Mediation fees
- Court ordered deposit
- Appeal bond deposit
- Security bond deposit
- Cash bail
- Other

based on the following reason:

- Case has become stale with no recent action taken.

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- Pursuant to NRS 11.500, more than 5 years after the date on which the original action was commenced has passed with no further action.
- An order of dismissal was entered, but funds were not ordered released.
- Final decision from the Supreme Court entered on appeal status.
- Other

DATED this 15th day of May, 2019.

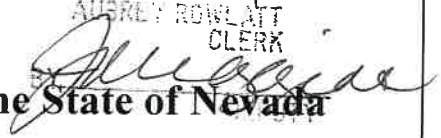


DISTRICT JUDGE

REC'D & FILED

2019 JUN -7 AM 10:57

AUBREY ROWLATT
CLERK



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

JED MARGOLIN, an individual,
Plaintiff,

vs.

OPTIMA TECHNOLOGY CORPORATION,
a California corporation, OPTIMA
TECHNOLOGY CORPORATION, a Nevada
corporation; REZA ZANDIAN aka
GOLAMREZA ZANDIANJAZI aka
GHOLAM REZA ZANDIAN aka REZA JAZI
aka J. REZA JAZI aka G. REZA JAZI aka
GHONONREZA ZANDIAN JAZI, an
individual, DOE Companies 1-10; DOE
Corporations 11-20; and DOE Individuals 21-
30, inclusive,
Defendant.

Case No.: 09 OC 00579 1B

Dept. No.: I

**AMENDED
WARRANT OF ARREST**

TO THE SHERIFF OF CARSON CITY, NEVADA:

An Order adjudging Defendant in contempt of court and Order Issuing of Arrest Warrant having been heretofore entered by the Judge of the above-entitled Court.

NOW, THEREFORE, by virtue of this Warrant of Arrest, you are hereby commanded to arrest the above-named Defendant, and bring him before this Court, pursuant to NRS 22.010; 22.040; 22.050 and 22.100.

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1 That the said Defendant, REZA ZANDIAN aka GOLAMREZA ZANDIANJAZI aka GHOLAM
2 REZA ZANDIAN aka REZA JAZI aka J. REZA JAZI aka G. REZA JAZI aka GHONONREZA
3 ZANDIAN JAZI may be released pending a hearing or by the posting of bail, cash only, in the sum of
4 \$100,000.00. Extradition Nevada/California only.

5 WITNESS my hand this 6th day of June, 2019, and I direct that this Warrant may be served at
6 any hour of the day or night.

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8 
DISTRICT COURT

9 ATTEST: AUBREY ROWLATT
10 Clerk of the First Judicial District Court of the
11 State of Nevada in and for Carson City

12 By: 
13 Deputy

REC'D & FILED

2019 JUN 13 PM 3:48

AUDREY ROWLATT
CLERK

BY Munkhroel DEPUTY

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

JED MARGOLIN,

Plaintiff,

vs.

OPTIMA TECHNOLOGY CORPORATION,
a California Corporation, OPTIMA
TECHNOLOGY CORPORATION, Nevada
corporation, REZA ZANDIAN aka
GOLAMREZA ZANDIANJAZ I aka
GHOLAM REZAZANDIAN aka REZA JAZI
aka J. REZA JAZI aka G. REZA JAZI aka
GHONOREZA ZANDIAN JAZI, an
individual, DOES Companies 1-10, DOE
Corporations 11-20 and DOES Individuals 21-
30,

Defendant.

Case No.: 09 OC 00579 1B

Dept. No.: I

RECEIPT

RECEIVED FROM THE CARSON CITY CLERK OF THE DISTRICT COURT

Check No. 6430 in the amount of \$1,500.00 representing appeal bond posted by Kaempfer
Crowell on behalf of the above-entitled Defendant and returned pursuant to the Order Releasing
Funds filed May 16, 2019 before the Honorable James E. Wilson, Jr..

DATED this 12th day of June, 2019.


KAEMPFER CROWELL . NSB 9373

1 Matthew D. Francis, Bar No. 6978
2 mfrancis@bhfs.com
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4 azorio@bhfs.com
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10 *Attorneys for Plaintiff JED MARGOLIN*

REC'D & FILED ✓

2021 JAN 15 PM 12:59

AUDREY ROWLATT
CLERK

BY  DEPUTY

11 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
12 IN AND FOR CARSON CITY

13 JED MARGOLIN, an individual,
14 Plaintiff,

15 v.

16 OPTIMA TECHNOLOGY
17 CORPORATION, a California
18 corporation, OPTIMA TECHNOLOGY
19 CORPORATION, a Nevada corporation,
20 REZA ZANDIAN aka GOLAMREZA
21 ZANDIANJAZI aka GHOLAM REZA
22 ZANDIAN aka REZA JAZI aka J. REZA
23 JAZI aka G. REZA JAZI aka
24 GHONOREZA ZANDIAN JAZI, an
25 individual, DOES Companies 1-10, DOE
26 Corporations 11-20, and DOE Individuals
27 21-30,
28 Defendants.

CASE NO. 090C00579 1B

DEPT NO. 1

**NOTICE OF TERMINATION OF
BANKRUPTCY PROCEEDINGS**

On June 3, 2016, this Court entered an Order styled "Notice of Bankruptcy Filing and Automatic Stay." In that Order, the Court stated as follows:

GHOLAM REZA JAZI ZANDIAN filed a verified Chapter 15 Petition for Recognition of a Foreign Proceeding with the United States Bankruptcy Court, Case No. 16-50644-btb. Pursuant to the United States Bankruptcy Code, upon the filing of a bankruptcy petition, judicial proceedings involving the bankruptcy petitioner are automatically stayed. See 11 U.S.C. § 362(a). Therefore, this Court is unable to proceed on any motions until the automatic stay is lifted by the United States Bankruptcy Court. At that time, the parties should resubmit any pending motions to the Court for decision.

1 On October 14, 2020, the United States Bankruptcy Court, District of Nevada (“USBC”),
2 entered an Order Approving Stipulation to Dismiss Chapter 15 Case. *See* Exhibit 1 hereto. In
3 that Order, the USBC dismissed Case No. 16-50644-btb with prejudice. *Id.* The USBC also
4 dismissed two ancillary adversary proceedings (Adversary Case Nos. 17-05016-BTB and 19-
5 05025-BTB) with prejudice. *Id.* No party appealed this Order, and Chapter 15 Case No. 16-
6 50644-btb and Adversary Case Nos. 17-05016-BTB and 19-05025-BTB were closed on
7 November 2, 2020. *See* Exhibit 2 hereto.

9 Prior to the filing of Chapter 15 Case No. 16-50644-btb, Plaintiff Jed Margolin filed a
10 Motion to Void Deeds, Assign Property and For Writ of Execution (“Motion to Void Deeds”), to
11 which no opposition was filed. On June 2, 2016, Mr. Margolin filed a Request for Submission
12 for the Motion to Void Deeds, stating that no opposition had been filed. Following this filing, the
13 Court entered its aforementioned June 3, 2016 Order staying this case and directing the parties to
14 “resubmit any pending motions to the Court for decision.” *See supra.*

16 Mr. Margolin now resubmits his Motion to Void Deeds in accordance with this Court’s
17 June 3, 2016 Order and also submits a proposed Order granting his Motion to Void Deeds in
18 conjunction therewith. Mr. Margolin’s proposed Order and Request for Submission are
19 submitted contemporaneously herewith.

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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: January 15, 2021. BROWNSTEIN HYATT FARBER SCHRECK, LLP

BY: 

Matthew D. Francis (6978)
Arthur A. Zorio (6547)
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Reno, NV 89511
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Attorneys for Plaintiff Jed Margolin

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CERTIFICATE OF SERVICE

Pursuant to NRCP 5(b), I certify that I am an employee of BROWNSTEIN HYATT FARBER SCHRECK, LLP, and on this 15th day of January, 2021, I served the document entitled **NOTICE OF TERMINATION OF BANKRUPTCY PROCEEDINGS** on the parties listed below via the following:

Reza Zandian
9 MacArthur Place, Unit 2105
Santa Ana, CA 92707-6753

Gholam Reza Zandian Jazi
6 rue Edouard Fournier
75116 Paris
France

Email: rezazand@hotmail.com

VIA FIRST CLASS U.S. MAIL: by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Reno, Nevada for delivery to the foregoing.

VIA COURIER: by delivering a copy of the document to a courier service for over-night delivery to the foregoing parties.

VIA ELECTRONIC SERVICE: by electronically filing the document with the Clerk of the Court using the ECF system which served the foregoing parties electronically.

VIA ELECTRONIC MAIL: by electronically transmitting a courtesy copy of the document to the Defendant Reza Zandian at the foregoing email address.



Employee of Brownstein Hyatt Farber
Schreck, LLP

BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kietzke Lane
Reno, Nevada 89511
775-324-4100

LIST OF EXHIBITS

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1. Order Approving Stipulation to Dismiss Chapter 15 Case
2. Case Summary

3 Pages
2 Pages

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Bruce T. Beesley

Honorable Bruce T. Beesley
United States Bankruptcy Judge



Entered on Docket
October 14, 2020

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Matthew D. Francis
Nevada Bar No. 6978
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azorio@bhfs.com

Attorneys for Jed Margolin

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

IN RE:
PATRICK CANET
JAZI GHOLAMREZA ZANDIAN,
Debtor(s).

Case No. BK-N-16-50644-BTB

Chapter 15

**ORDER APPROVING STIPULATION TO
DISMISS CHAPTER 15 CASE**

Current Hearing Date: September 2, 2020
Current Hearing Time: 11:00 AM
Estimated Time for hearing: 1 hour

1 The Court, having read and considered the Parties' [Proposed] Stipulated Order Granting
2 Motion to Dismiss on to Dismiss Chapter 15 Case ("Stipulation") entered into by Claimants Fred
3 Sadri, both in his individual capacity and as Trustee for The Star Living Trust, dated April 14,
4 1997; Ray Koroghli, individually; and Ray Koroghli and Sathsowi T. Koroghli, in their individual
5 capacities as well as Managing Trustees for Koroghli Management Trust, by and through counsel
6 of record Richard F. Holley, Esq. Andrea M. Gandara, Esq. and Mary Langsner, Ph.D. of the law
7 firm Holley Driggs ("Claimants"); Jed Margolin, by and through his counsel of record Arthur A.
8 Zorio, Esq. and Matthew D. Francis, Esq., of the law firm Brownstein Hyatt Farber Schreck, LLP
9 ("Margolin"); (Claimants and Margolin together, the "Parties"), and the Court, having read and
10 considered the Stipulation, the papers and pleadings on file in the above-captioned case, and good
11 cause appearing therefor:

12 **IT IS ORDERED** that the Stipulation is **APPROVED**.

13 **IT IS FURTHER ORDERED** that Margolin's Amended Motion to Dismiss Chapter 15
14 Case is **GRANTED**.

15 **IT IS FURTHER ORDERED** that the Chapter 15, Case No. BK-N-16-50644-BTB with
16 all ancillary and adversary proceedings related thereto are and shall be dismissed with prejudice.

17 **IT IS FURTHER ORDERED** that Adversary Case No. 17-05016-BTB is and shall be
18 dismissed with prejudice.

19 **IT IS FURTHER ORDERED** that the Adversary Case No. 19-05025-BTB is and shall
20 be dismissed with prejudice.

21 **IT IS FURTHER ORDERED** that pursuant to 11 U.S.C. 349(b), dismissal of the
22 Chapter 15 case:

23 (1) reinstates: (A) any proceeding or custodian any proceeding or custodianship
24 superseded under section 543 of Title 11 of the United States Code ("Code"); (B) any
25 transfer avoided under section 522, 544, 545, 547, 548, 549, or 724(a) of the Code, or
26 preserved under section 510(c)(2), 522(i)(2), or 551 of the Code; and (C) any lien voided
27 under section 506(d) of the Code;

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Reno, NV 89511
775.324.4100

1 (2) vacates any order, judgment, or transfer ordered, under section 522(i)(1), 542,
2 550, or 553 of the Code; and

3 (3) reverts the property of the estate in the entity in which such property was
4 vested immediately before the commencement of the case under this title.

5 **IT IS FURTHER ORDERED** that the Order Granting Partial Motion for Summary
6 Judgment and Denying Motion for Summary Judgment Against Cross-Claimant Patrick Canet
7 and Granting Counter Motion for Summary Judgment (“Interlocutory Order”) (Adv. ECF No. 61
8 in Adversary Case No. 17-05016-BTB) and the corresponding Findings of Fact and Conclusions
9 of Law (“Findings”) (Adv. ECF No. 60 in Adversary Case No. 17-05016)-BTB are and shall be
10 vacated as void *ab initio*. To the extent that either the Interlocutory Order or the Findings have
11 been recorded in the office of any county recorder, the same, by this Order are and shall be
12 expunged and removed from the record, and any transfers based upon the Interlocutory Order or
13 the Findings shall be void *ab initio*.

14 **IT IS SO ORDERED.**

15 Prepared and submitted by:

16 **BROWNSTEIN HYATT FARBER SCHRECK, LLP**

17
18 /s/ Matthew D. Francis
19 Matthew D. Francis, Esq.
20 Nevada Bar No. 6978
21 Arthur A. Zorio, Esq.
22 Nevada Bar No. 6547
23 5371 Kietzke Lane
24 Reno, NV 89511

25 *Attorneys for Jed Margolin*

26
27
28
###

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5371 Kietzke Lane
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775.324.4100

16-50644-btb PATRICK CANET and JAZI GHOLAMREZA ZANDIAN
Case type: bk **Chapter:** 15 **Vol:** v **Judge:** BRUCE T. BEESLEY
Date filed: 05/19/2016 **Date of last filing:** 11/02/2020
Debtor dismissed: 10/14/2020
Date terminated: 11/02/2020

Case Summary

Office: Reno	Filed: 05/19/2016
County: WASHOE-NV	Terminated: 11/02/2020
Fee: Paid	Debtor discharged:
Origin: 0	Reopened:
Previous term:	Converted:
	Debtor dismissed: 10/14/2020
Joint: n	Confirmation hearing:
Original chapter: 15	
Current chapter: 15	

Debtor disposition: Dismissed for Other Reason

Related adversary proceedings: 17-05016-btb,19-05025-btb
Pending status: Case Closed
Flags: CLOSED, BAPCPA, DISMPREJUDICE

Party 1: CANET, PATRICK (Foreign Representative)
 SSN / ITIN: xxx-xx-0000
Party 2: ZANDIAN, JAZI GHOLAMREZA (Debtor)

Atty: JEFFREY L HARTMAN	Represents party 1: Foreign Representative	Phone: (775) 324-2800 Fax: (775) 324-1818
Atty: JEFFREY L HARTMAN	Represents party 2: Debtor	Email: notices@bankruptcyreno.com Phone: (775) 324-2800 Fax: (775) 324-1818 Email: notices@bankruptcyreno.com

Location of case files:
Volume: CS1
 The case file may not be available.

PACER Service Center			
Transaction Receipt			
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PACER Login:	pNambicSys:3125266:0	Client Code:	

Description:	Case Summary	Search Criteria:	16-50644-btb
Billable Pages:	1	Cost:	0.10

1 Matthew D. Francis, Bar No. 6978
mfrancis@bhfs.com


2 Arthur A. Zorio, Bar No. 6547
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3 BROWNSTEIN HYATT FARBER SCHRECK, LLP
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4 Reno, Nevada 89511
Telephone: (775) 324-4100
5 Facsimile: (775) 333-8171

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AUDREY ROWLATT
CLERK

BY  DEPUTY

6 *Attorneys for Plaintiff JED MARGOLIN*

7
8 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
9 IN AND FOR CARSON CITY

11 JED MARGOLIN, an individual,

12 Plaintiff,

13 v.

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

20 Defendants.

CASE NO. 090C00579 1B

DEPT NO. 1

REQUEST FOR SUBMISSION

21 It is hereby requested that Plaintiff's Motion to Void Deeds, Assign Property, and For
22 Writ of Execution and to Convey, filed on May 3, 2016, be submitted to the Court for decision.
23 No opposition has been filed.

24 **AFFIRMATION Pursuant to NRS 239B.030**

25 The undersigned does hereby affirm that the preceding document does not contain
26 the social security number of any person.
27
28

1 DATED: January 15, 2021.

BROWNSTEIN HYATT FARBER SCHRECK, LLP

2
3
4 BY: 

5 Matthew D. Francis (6978)
6 Arthur A. Zorio (6547)
7 5371 Kietzke Lane
8 Reno, NV 89511
9 Telephone: 775-324-4100
10 Facsimile: 775-333-8171

11 *Attorneys for Plaintiff Jed Margolin*

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BROWNSTEIN HYATT FARBER SCHRECK, LLP

5371 Kietzke Lane
Reno, Nevada 89511
775-324-4100

1 **CERTIFICATE OF SERVICE**

2 Pursuant to *NRCP 5(b)*, I certify that I am an employee of BROWNSTEIN HYATT
3 FARBER SCHRECK, LLP, and on this 15th day of January, 2021, I served the document entitled
4 **REQUEST FOR SUBMISSION** on the parties listed below via the following:

5 Reza Zandian
6 9 MacArthur Place, Unit 2105
7 Santa Ana, CA 92707-6753

8 Gholam Reza Zandian Jazi
9 6 rue Edouard Fournier
10 75116 Paris
11 France

Email: rezazand@hotmail.com

12 **VIA FIRST CLASS U.S. MAIL:** by placing a true copy thereof enclosed in a sealed
13 envelope with postage thereon fully prepaid, in the United States mail at Reno, Nevada for
14 delivery to the foregoing.

15 **VIA COURIER:** by delivering a copy of the document to a courier service for over-night
16 delivery to the foregoing parties.

17 **VIA ELECTRONIC SERVICE:** by electronically filing the document with the Clerk of
18 the Court using the ECF system which served the foregoing parties electronically.

19 **VIA ELECTRONIC MAIL:** by electronically transmitting a courtesy copy of the
20 document to the Defendant Reza Zandian at the foregoing email address.

21 
22 Employee of Brownstein Hyatt Farber
23 Schreck, LLP

1 Case No. 09 0C 00579 1B

2 Dept. No. I

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AUSREY DWLATY
CLERK
BY _____

3
4
5 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
6 IN AND FOR CARSON CITY

7
8 JED MARGOLIN, an individual,

9 Plaintiff,

10 vs.

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

22 Defendants.

**ORDER GRANTING PLAINTIFF'S
MOTION TO VOID DEEDS,
ASSIGN PROPERTY, FOR WRIT
OF EXECUTION AND TO
CONVEY**

23 WHEREAS, on May 3, 2016, Plaintiff Jed Margolin filed and served his Motion to Void
24 Deeds, Assign Property, and For Writ of Execution and to Convey;

25 WHEREAS, an Opposition to Plaintiffs Motion to Void Deeds, Assign Property, and For
26 Writ of Execution and to Convey was due by May 20, 2016, but no opposition was filed; and

27 WHEREAS, this Court has reviewed and considered Plaintiffs Motion to Void Deeds,
28 Assign Property, and For Writ of Execution and to Convey, and finds that the Motion should be
granted.

Based on the foregoing, and good cause appearing,

IT IS HEREBY ORDERED that Plaintiffs Motion to Void Deeds, Assign Property, and
For Writ of Execution and to Convey is hereby GRANTED;

1 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 001-
2 -660-034 located in Elko County, Nevada, contained in Elko County Doc# 684351 - Grant
3 Deed recorded 03/17/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
4 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
5 112.210(1);

6 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 007-
7 151-12 located in Churchill County, Nevada, contained in Churchill County Doc# 439670 -
8 Grant Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
9 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
10 112.210(1);

11 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 007-
12 151-77 located in Churchill County, Nevada, contained in Churchill County Doc# 439671 -
13 Grant Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
14 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
15 112.210(1);

16 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No, 009-
17 331-04 located in Churchill County, Nevada, contained in Churchill County Doc# 439672 -
18 Grant Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
19 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
20 112.210(1);

21 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 079-
22 150-12 located in Washoe County, Nevada, contained in Washoe County Doc# 4335754 - Grant
23 Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
24 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
25 112.210(1);

26 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN Nos. 079-
27 150-09, 079-150-10, 079-150-13, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-040-
28 02, and 084-140-17 located in Washoe County, Nevada, contained in Washoe County Doc

1 #4335755 - Grant Deed recorded 03/18/2014, were fraudulent transfers pursuant to NRS
2 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and are void and is hereby set aside
3 pursuant to NRS 112.210(1);

4 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN Nos. 006-
5 052-04, 006-052-05 and 006-052-06 located in Lyon County, Nevada, contained in Lyon
6 County Doc# 521532 - Grant Deed recorded 5/21/2014, were fraudulent transfers pursuant to
7 NRS 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and are void and is hereby set aside
8 pursuant to NRS 112.210(1);

9 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 015-
10 311-02 located in Lyon County, Nevada, contained in Lyon County Doc# 521533 - Grant Deed
11 recorded 5/21/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS 112.180(2),
12 and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS 112.210(1);

13 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN Nos. 015-
14 311-18 and 015-311-19 located in Lyon County, Nevada, contained in Lyon County Doc#
15 521531 - Grant Deed recorded 5/21/2014, were fraudulent transfers pursuant to NRS
16 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and are void and is hereby set aside
17 pursuant to NRS 112.210(1);

18 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 071-
19 02-000-005 located in Clark County, Nevada, contained in Clark County Doc# 20140530-
20 0001037 - Grant Deed recorded 05/30/2014, was a fraudulent transfer pursuant to NRS
21 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and is void and is hereby set aside
22 pursuant to NRS 112.210(1);

23 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 071-
24 02-000-013 located in Clark County, Nevada, contained in Clark County Doc# 20140530-
25 0001038 - Grant Deed recorded 05/30/2014, was a fraudulent transfer pursuant to NRS
26 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and is void and is hereby set aside
27 pursuant to NRS 112.210(1);
28

1 IT IS FURTHER ORDERED that all applicable County Sheriffs or other authorized
2 officers in the State of Nevada be authorized to execute upon the June 24, 2013 Default
3 Judgment in the sum of \$1,495,775.74 which includes interest at the legal rate, pursuant to NRS
4 17.130, therein from the date of default until the judgment is satisfied, through the seizure of
5 Defendant Reza Zandian's bank accounts, investment accounts, certificates of deposit, annuities,
6 wages, and real and personal property;

7 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
8 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
9 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN No.
10 001-660-034 located in Elko County, Nevada;

11 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
12 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
13 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN Nos.
14 007-151-12, 007-151-77, and 009-331-04 located in Churchill County, Nevada;

15 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
16 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
17 him from selling, assigning, divesting, encumbering or dividing his interest in any of APN Nos.
18 079-150-12, 079-150-09, 079-150-13, 084-040-04, 084-040-06, 084-040-10, and 084-140-17
19 located in Washoe County, Nevada;

20 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
21 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
22 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN Nos.
23 APN Nos. 006-052-04, 006-052-05, 006-052-06, 015-311-02 015-311-18, and 015-311-19
24 located in Lyon County, Nevada;

25 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
26 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
27 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN Nos.
28 071-02-000-005 and 071-02-000-013 located in Clark County, Nevada;

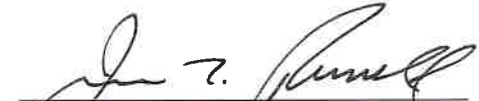
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IT IS FURTHER ORDERED that pursuant to NRS 21.190 and 21.220(4), APN No. 071-02-000-013 located in Clark County, Nevada has been and is conveyed to Plaintiff;

IT IS FURTHER ORDERED that pursuant to NRS 21.190 and 21.220(4), APN No. 071-02-000-005 located in Clark County, Nevada has been and is conveyed to Plaintiff; and


IT IS FURTHER ORDERED that pursuant to NRS 21.190 and 21.220(4), APN No. 079-150-12 located in Washoe County, Nevada has been and is conveyed to Plaintiff.

DATED: This 19th day of January, 2021.



JAMES T. RUSSELL
DISTRICT COURT JUDGE

Respectfully submitted by:



Matthew D. Francis, SBN 6978
Brownstein Hyatt Farber Schreck, LLP
5371 Kietzke Lane
Reno, Nevada 89511
775-324-4100

1 Matthew D. Francis, Bar No. 6978
2 mfrancis@bhfs.com
3 Arthur A. Zorio, Bar No. 6547
4 azorio@bhfs.com
5 BROWNSTEIN HYATT FARBER SCHRECK, LLP
6 5371 Kietzke Lane,
7 Reno, Nevada 89511
8 Telephone: (775) 324-4100
9 Facsimile: (775) 333-8171

10 *Attorneys for Plaintiff JED MARGOLIN*

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2021 JAN 25 PM 1:12

AUBREY ROWLATT
CLERK
BY [Signature] DEPUTY

11 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
12 IN AND FOR CARSON CITY

13 JED MARGOLIN, an individual,
14 Plaintiff,

CASE NO. 09 OC 00579 1B

DEPT NO. 1

15 v.

NOTICE OF ENTRY OF ORDER

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

21 Notice is hereby given that the Court entered its Order Granting Plaintiff's Motion to
22 Void Deeds, Assign Property, For Writ of Execution and to Convey on January 19, 2021. A
23 copy of said Order is attached hereto as Exhibit 1.

AFFIRMATION Pursuant to NRS 239B.030

24 The undersigned does hereby affirm that the preceding document does not contain
25 the social security number of any person.
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DATED: January 21, 2021

BROWNSTEIN HYATT FARBER SCHRECK, LLP

BY: 

Matthew D. Francis (6978)
Arthur A. Zorio (6547)
5371 Kietzke Lane
Reno, NV 89511
Telephone: 775-324-4100
Facsimile: 775-333-8171

Attorneys for Plaintiff Jed Margolin

BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kietzke Lane
Reno, Nevada 89511
775-324-4100

CERTIFICATE OF SERVICE

Pursuant to NRCP 5(b), I certify that I am an employee of BROWNSTEIN HYATT FARBER SCHRECK, LLP, and on this 22nd day of January, 2021, I served the document entitled **NOTICE OF ENTRY OF ORDER** on the parties listed below via the following:

Reza Zandian
9 MacArthur Place, Unit 2105
Santa Ana, CA 92707-6753

Gholam Reza Zandian Jazi
6 rue Edouard Fournier
75116 Paris
France

Email: rezazand@hotmail.com

VIA FIRST CLASS U.S. MAIL: by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Reno, Nevada for delivery to the foregoing.

VIA COURIER: by delivering a copy of the document to a courier service for over-night delivery to the foregoing parties.

VIA ELECTRONIC SERVICE: by electronically filing the document with the Clerk of the Court using the ECF system which served the foregoing parties electronically.

VIA ELECTRONIC MAIL: by electronically transmitting a courtesy copy of the document to the Defendant Reza Zandian at the foregoing email address.



Employee of Brownstein Hyatt Farber
Schreck, LLP

EXHIBIT LIST

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1. Order Granting Plaintiff's Motion to Void Deeds, Assign Property,
For Writ of Execution and to Convey

5 Pages

Exhibit 1

Exhibit 1

1 Case No. 09 0C 00579 1B

REC'D & FILED

2 Dept. No. I

2021 JAN 19 PM 2:40

AUGREY ROWLATT
CLERK

BY S. BARAJAS
DEPUTY

3
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5 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
6 IN AND FOR CARSON CITY

7 JED MARGOLIN, an individual,

8 Plaintiff,

9 vs.

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

21 Defendants.

**ORDER GRANTING PLAINTIFF'S
MOTION TO VOID DEEDS,
ASSIGN PROPERTY, FOR WRIT
OF EXECUTION AND TO
CONVEY**

22 WHEREAS, on May 3, 2016, Plaintiff Jed Margolin filed and served his Motion to Void
23 Deeds, Assign Property, and For Writ of Execution and to Convey;

24 WHEREAS, an Opposition to Plaintiffs Motion to Void Deeds, Assign Property, and For
25 Writ of Execution and to Convey was due by May 20, 2016, but no opposition was filed; and

26 WHEREAS, this Court has reviewed and considered Plaintiffs Motion to Void Deeds,
27 Assign Property, and For Writ of Execution and to Convey, and finds that the Motion should be
28 granted.

Based on the foregoing, and good cause appearing,

IT IS HEREBY ORDERED that Plaintiffs Motion to Void Deeds, Assign Property, and
For Writ of Execution and to Convey is hereby GRANTED;

1 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 001-
2 -660-034 located in Elko County, Nevada, contained in Elko County Doc# 684351 - Grant
3 Deed recorded 03/17/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
4 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
5 112.210(1);

6 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 007-
7 151-12 located in Churchill County, Nevada, contained in Churchill County Doc# 439670 -
8 Grant Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
9 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
10 112.210(1);

11 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 007-
12 151-77 located in Churchill County, Nevada, contained in Churchill County Doc# 439671 -
13 Grant Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
14 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
15 112.210(1);

16 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No, 009-
17 331-04 located in Churchill County, Nevada, contained in Churchill County Doc# 439672 -
18 Grant Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
19 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
20 112.210(1);

21 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 079-
22 150-12 located in Washoe County, Nevada, contained in Washoe County Doc# 4335754 - Grant
23 Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
24 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
25 112.210(1);

26 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN Nos. 079-
27 150-09, 079-150-10, 079-150-13, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-040-
28 02, and 084-140-17 located in Washoe County, Nevada, contained in Washoe County Doc

1 #4335755 - Grant Deed recorded 03/18/2014, were fraudulent transfers pursuant to NRS
2 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and are void and is hereby set aside
3 pursuant to NRS 112.210(1);

4 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN Nos. 006-
5 052-04, 006-052-05 and 006-052-06 located in Lyon County, Nevada, contained in Lyon
6 County Doc# 521532 - Grant Deed recorded 5/21/2014, were fraudulent transfers pursuant to
7 NRS 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and are void and is hereby set aside
8 pursuant to NRS 112.210(1);

9 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 015-
10 311-02 located in Lyon County, Nevada, contained in Lyon County Doc# 521533 - Grant Deed
11 recorded 5/21/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS 112.180(2),
12 and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS 112.210(1);

13 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN Nos. 015-
14 311-18 and 015-311-19 located in Lyon County, Nevada, contained in Lyon County Doc#
15 521531 - Grant Deed recorded 5/21/2014, were fraudulent transfers pursuant to NRS
16 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and are void and is hereby set aside
17 pursuant to NRS 112.210(1);

18 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 071-
19 02-000-005 located in Clark County, Nevada, contained in Clark County Doc# 20140530-
20 0001037 - Grant Deed recorded 05/30/2014, was a fraudulent transfer pursuant to NRS
21 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and is void and is hereby set aside
22 pursuant to NRS 112.210(1);

23 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 071-
24 02-000-013 located in Clark County, Nevada, contained in Clark County Doc# 20140530-
25 0001038 - Grant Deed recorded 05/30/2014, was a fraudulent transfer pursuant to NRS
26 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and is void and is hereby set aside
27 pursuant to NRS 112.210(1);
28

1 IT IS FURTHER ORDERED that all applicable County Sheriffs or other authorized
2 officers in the State of Nevada be authorized to execute upon the June 24, 2013 Default
3 Judgment in the sum of \$1,495,775.74 which includes interest at the legal rate, pursuant to NRS
4 17.130, therein from the date of default until the judgment is satisfied, through the seizure of
5 Defendant Reza Zandian's bank accounts, investment accounts, certificates of deposit, annuities,
6 wages, and real and personal property;

7 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
8 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
9 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN No.
10 001-660-034 located in Elko County, Nevada;

11 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
12 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
13 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN Nos.
14 007-151-12, 007-151-77, and 009-331-04 located in Churchill County, Nevada;

15 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
16 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
17 him from selling, assigning, divesting, encumbering or dividing his interest in any of APN Nos.
18 079-150-12, 079-150-09, 079-150-13, 084-040-04, 084-040-06, 084-040-10, and 084-140-17
19 located in Washoe County, Nevada;

20 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
21 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
22 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN Nos.
23 APN Nos. 006-052-04, 006-052-05, 006-052-06, 015-311-02 015-311-18, and 015-311-19
24 located in Lyon County, Nevada;

25 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
26 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
27 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN Nos.
28 071-02-000-005 and 071-02-000-013 located in Clark County, Nevada;

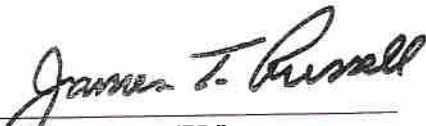
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IT IS FURTHER ORDERED that pursuant to NRS 21.190 and 21.220(4), APN No. 071-02-000-013 located in Clark County, Nevada has been and is conveyed to Plaintiff;

IT IS FURTHER ORDERED that pursuant to NRS 21.190 and 21.220(4), APN No. 071-02-000-005 located in Clark County, Nevada has been and is conveyed to Plaintiff; and

IT IS FURTHER ORDERED that pursuant to NRS 21.190 and 21.220(4), APN No. 079-150-12 located in Washoe County, Nevada has been and is conveyed to Plaintiff.

DATED: This 19th day of January, 2021.



JAMES T. RUSSELL
DISTRICT COURT JUDGE

Respectfully submitted by:



Matthew D. Francis, SBN 6978
Brownstein Hyatt Farber Schreck, LLP
5371 Kietzke Lane
Reno, Nevada 89511
775-324-4100

Notice of Appeal to the Supreme Court From a Judgment or Order of a District Court

No. 09 0C 00579 1B

FILED
2021 FEB 25 PM 1:10

AUDREY BOWLATT
CLERK
Dept. No. 1

BY  DEPUTY

IN THE FIRST JUDICIAL DISTRICT COURT OF THE
STATE OF NEVADA IN AND FOR
THE COUNTY OF CARSON CITY

Plaintiff } JED MARGOLIN

v. }

Defendant } GHOLAMREZA ZANDIAN JAZI aka REZA ZANDIAN

NOTICE OF APPEAL

Notice is hereby given that C. D., defendant above named, hereby appeals to the Supreme Court of Nevada (from the final judgment) (from the order (describing it)) entered in this action on the 19th day of January, 2021 recorded on January 25, 2021

Address

Per se

Reza Zandian

6 Rue Edouard Fournier

75116 Paris France



0

IN THE SUPREME COURT OF THE STATE OF NEVADA
CARSON CITY

Gholamreza Zandian Jazi aka Reza Zandian,
Appellant,

vs.

Jed Margolin,
Respondent.

Supreme Court No. NA

District Court No. 09 0C 00579 1B Dept. No. 1

APPELLANT'S INFORMAL BRIEF

Judgment or Order You Are Appealing.

List the judgment or order that you are appealing from and the date that the judgment or order was filed in the district court.

Filed Date	Name of Judgment or Order
01/25/2021	ORDER GRANTING PLAINTIFF'S MOTION TO VOID DEEDS, ASSIGN PROPERTY, FOR WRIT OF EXECUTION AND TO CONVEY

Notice of Appeal.

Give the date you filed your notice of appeal in the district court: February 23, 2021

Related Cases.

List all other court cases related to this case. Provide the case number, title of the case and name of the court where the case was filed.

Case No.	Case Title	Name of Court
3:2017-ap-05 016 (nvb)	Sadri et al v. Margolin et al	Bankruptcy court District of Nevada
3:2016-bk-50 644 (nvb)	Patrick Canet and Jazi Gholamreza Zandian	Bankruptcy court District of Nevada

Pro Bono Counsel.

Would you be interested in having pro bono counsel assigned to represent you in this appeal? Yes



Statement of Facts.

Explain the facts of your case. (Your answer must be provided in the space allowed.)

Reza Zandian, an individual, and defendant of this default judgement is in bankruptcy proceedings in France. He can not be served, and his liquidator Patrick Canet is in charge of his bankruptcy proceedings.

The defendants had full knowledge of this fact through Chapter 15 international case filed in Nevada under the above numbers (3:2017-ap-05016 (nvb) and 3:2016-bk-50644 (nvb)). The plaintiff was part of the case and failed to inform the district court about that fact. Further, the plaintiff never lodged any claim in French bankruptcy court, nor in chapter 15 case. The plaintiff failed to send notice of motion to void deeds to the proper person, Patrick Canet in France both in 2016 and 2021.

Statement of District Court Error.

The district court erred in granting plaintiff's motion to void deeds based on fraudulent transfer of properties. In fact, those properties were properly transferred and the transfer was not fraudulent. The transfers were based on an agreement of August 21 2003 signed by the defendant Reza Zandian and notarized in Nevada by Stacy Folkman public notary between the family members and that agreement had priority over a judgement issued 10 years later on June 24th 2013. In fact, the plaintiff never disclosed the above fact to the district court. Those third party beneficiaries of transfers are damaged with this order despite the fact that they were senior creditors.

The judgement subject to this order and this order shall be declared null and void

and the renewal of the judgement was improper since the defendant served the improper person and not strictly respected NRS 17.150(4) which requires the plaintiff and judgement holder to record the last four digits of identification number of the judgement debtor or his driver's license and the parcel numbers together with the last known address of the judgement debtor and assessor parcel numbers of the properties located in each county in addition to the requirements of NRS 17.150(2). The above subject is ruled in a summary judgement and conclusion of law and findings of facts by honorable judge Bruce Beesley in the chapter 15 case.

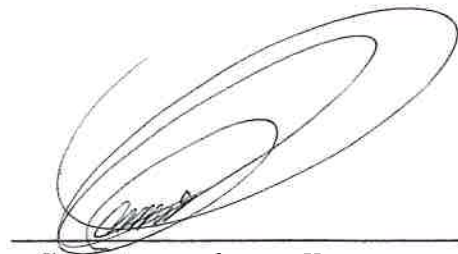
The court erred in its motion to void deeds because there is no lien on the properties. Worsnop v. Karam and Leven v. Frey.

There is significant error and mistake in the method and total calculation of the total amount of the default judgement.

The court erred in the first place and defrauded by plaintiff Jed Margolin based on false address and false proof of service. In fact, Zandian is a resident of France and never lived or stayed in Sacramento, California.

The plaintiff, Jed Margolin, conspired with Sadri in the above case to dismiss the chapter 15 case without consent and knowledge of the liquidator in France in order to obtain the district court order to void deeds despite the fact that the French bankruptcy is ongoing and the next hearing is for April 9 2021 in France.

DATED this 23 day of February, 2021.

A handwritten signature in black ink, appearing to read 'Reza Zandian', is written over a horizontal line. The signature is stylized and somewhat cursive.

Signature of Appellant

Reza Zandian
Print Name of Appellant

3543

CERTIFICATE OF SERVICE

I certify that on the date indicated below, I served a copy of this completed informal brief form upon all parties to the appeal as follows:

- By mailing it by first-class mail with sufficient postage prepaid to the following address(es) (list names and address(es) of parties served):

Matthew D. Francis, Bar No. 6978

mfrancis@bhfs.com

Arthur A. Zorio, Bar No. 6547

azorio@bhfs.com

BROWNSTEIN HYATT FARBER SCHRECK, LLP

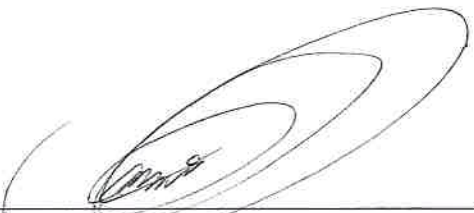
5371 Kietzke Lane,

Reno, Nevada 89511

Telephone: (755) 324-4100

Facsimile: (755) 333-8171

DATED this 23 day of February, 2021.



Signature of Appellant

Reza Zandian
Print Name of Appellant

6 Rue Edouard Fournier, 75116
Address

Paris, France
City/State/Zip

+33:6 - 67 54 0404
Telephone

REC'D & FILED

2021 FEB 25 PM 4:28

AMBER M. BLATT
CLERK
DEPUTY

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

JED MARGOLIN, an individual,

Case No.: 09 OC 00579 1B

Petitioner(s),

Dept. No.: I

vs.

CASE APPEAL STATEMENT

OPTIMA TECHNOLOGY CORPORATION,
a California corporation, OPTIMA
TECHNOLOGY CORPORATION, a Nevada
corporation, REZA ZANDIAN aka
GOLAMREZA ZANDIAN aka REZI JAZI
aka J. REZA JAZI aka G. REZA JAZI aka
GHONOREZA ZANDIAN JAZI, an
individual, DOE Companiess1 - 10, DOE
Corporations1 - 10, and individuals 21-30,
Respondent(s).

1. Name of appellant filing this case appeal statement:

- REZA ZANDIAN

2. Identify the judge issuing the decision, judgment, or order appealed from:

- HONORABLE JAMES T. RUSSELL

3. Identify each appellant and the name and address of counsel for each appellant:

- REZA ZANDIAN
6 RUE EDOUARD FOURNIER
75116 PARIS FRANCE

4. Identify each respondent and the name and address of appellate counsel, if known, for each respondent (if the name of a respondent's appellate counsel is unknown, indicate as much and provide the name and address of that respondent's trial counsel):

1 - JED MARGOLIN
2 MATTHEW FRANCIS
3 ARTHUR ZORIO
4 5371 KIETZKE LANE
5 RENO NV 89511

- 6 5. Indicate whether any attorney identified above in response to question 3 or 4 is not
7 licensed to practice law in Nevada and, if so, whether the district court granted that
8 attorney permission to appear under SCR 42 (attach a copy of any district court order
9 granting such permission):

10 - N/A

- 11 6. Indicate whether appellant was represented by appointed or retained counsel in the
12 district court:

13 - RETAINED
14 SEVERIN CARLSON
15 TARA ZIMMERMAN
16 510 WEST FORTH STREET
17 CARSON CITY NV 89703

- 18 7. Indicate whether appellant is represented by appointed or retained counsel on appeal:

19 - N/A

- 20 8. Indicate whether appellant was granted leave to proceed in forma pauperis, and the date
21 of entry of the district court order granting such leave:

22 - N/A

- 23 9. Indicate the date the proceedings commenced in the district court (e.g., date complaint,
24 indictment, information, or petition was filed):

25 - COMPLAINT FILED December 11, 2009

- 26 10. Provide a brief description of the nature of the action and result in the district court,
27 including the type of judgment or order being appealed and the relief granted by the
28 district court:

- ORDER GRANTING PLAINTIFF'S MOTION TO VOID DEEDS, ASSIGN
PROPERTY, FOR WRIT OF EXECUTION AND TO CONVEY FILED
JANUARY 19, 2021

1 11. Indicate whether the case has previously been the subject of an appeal to or original writ
2 proceeding in the Supreme Court and, if so, the caption and Supreme Court docket
3 number of the prior proceeding:

4 - NOTICE OF APPEAL SUPREME COURT CASE NUMBER 69372

5 12. Indicate whether this appeal involves child custody or visitation:

6 - N/A

7 13. If this is a civil case, indicate whether this appeal involves the possibility of settlement:

8 - NOT APPLICABLE.

9 Dated this 25th day of February, 2021.

10
11 AUBREY ROWLATT, Carson City Clerk
12 885 E. Musser St., #3031
13 Carson City, NV 89701

14 By  Deputy

1 Matthew D. Francis
Nevada Bar No. 6978
2 Arthur A. Zorio
Nevada Bar No. 6547
3 BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kietzke Lane
4 Reno, NV 89511
Telephone: 775.324.4100
5 Facsimile: 775.333.8171
Email: mfrancis@bhfs.com
6 azorio@bhfs.com

REC'D & FILED
2021 MAR 11 AM 9:34
BY [Signature] DEPUTY CLERK

7 Attorneys for Plaintiff

8 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
9
10 IN AND FOR CARSON CITY

11 JED MARGOLIN, an individual,
12
13 Plaintiff,

CASE NO.: 090C00579 1B
DEPT NO.: 1

14 v.

AFFIDAVIT OF JUDGMENT
[NRS 17.150(4)]

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

Defendants.

22 STATE OF NEVADA)
23) ss.
24 COUNTY OF WASHOE)

25 Plaintiff/Judgment Creditor, JED MARGOLIN, by and through his attorneys of the law
26 firm of BROWNSTEIN HYATT FARBER SCHRECK, and pursuant to NRS § 17.150(4),
27 states as follows:

- 28 1. Name and Address of Judgment Debtor ("Judgment Debtor"):

1 Reza Zandian
2 9 MacArthur Place, Unit 2105
3 Santa Ana, CA 92707-6753

4 Gholam Reza Zandian Jazi
5 6 rue Edouard Fournier
6 75116 Paris
7 France

8 2. The Judgment Debtor is an Iranian National and a natural person and according
9 to his French Provisional Residence Authorization (Autorization Provisoire De Sejour) No.
10 xxxxxx1553 holds French Identification No. xxxxx8481.

11 3. The Judgment has been recorded in the following counties located in Nevada, as
12 follows:

County	Document No.	Recording Date
Washoe County	4269631 (Default Judgment)	8/16/2013
	4907598 (Affidavit of Renewal of Judgment)	5/3/2019
Storey County	0119110 (Default Judgment)	8/19/2013
	129569 (Affidavit of Renewal of Judgment)	5/03/2019
Lyon County	511155 (Default Judgment)	8/16/2013
	595465 (Affidavit of Renewal of Judgment)	5/3/2019
Churchill	436437 (Default Judgment)	8/16/2013
	473212 (Affidavit of Renewal of Judgment)	5/3/2019
Clark	20130820001370 (Default Judgment)	8/20/2013
	20190506-0000620 (Affidavit of Renewal of Judgment)	5/6/2019
Elko	677329 (Default Judgment)	8/19/2013
	754086 (Affidavit of Renewal of Judgment)	5/3/2019

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24 4. On January 25, 2021, the Court entered its Order Granting Motion to Void Deeds,
25 Assign Property, for Writ of Execution and to Convey. The assessors' parcel numbers for the
26 real properties located in Nevada subject to the Judgment and the Court's Order Granting
27 Plaintiff's Motion to Void Deeds, Assign Property, for Writ of Execution and to Convey, are as
28

1 follows:

County	APN	Address
Churchill	007-151-12	None
Churchill	007-151-77	None
Churchill	009-331-04	None
Elko	001-660-034	El Armuth Dr, Elko City
Washoe	079-150-12	None
Washoe	079-150-09	None
	079-150-13	
	084-040-04	
	084-040-06	
	084-040-10	
	084-130-07	
	084-040-02	
	084-140-17	
	079-150-10	
Lyon	015-311-02	None
Lyon	015-311-18	None
	015-311-19	
Lyon	006-052-04	125 Pike St, Dayton, NV
	006-052-05	115 Pike St, Dayton, NV
	006-052-06	105 Pike St, Dayton, NV
Clark	071-02-000-005	None
Clark	071-02-000-013	None

5. The Judgment lien is against the following real properties in which the Judgment Debtor is recorded as a legal owner of that real property.

County	APN	Address
Churchill	007-151-77	None
Churchill	009-331-04	None
Elko	001-660-034	El Armuth Dr, Elko Cit
Washoe	079-150-09	None
	079-150-13	
	084-040-04	
	084-040-06	
	084-040-10	
	084-130-07	
	084-040-02	
	084-140-17	
	079-150-10	
Lyon	015-311-02	None
Lyon	015-311-18	None
	015-311-19	
Lyon	006-052-04	125 Pike St, Dayton, NV

	006-052-05	115 Pike St, Dayton, NV
	006-052-06	105 Pike St, Dayton, NV

I have confirmed that the Judgment Debtor is recorded as a legal owner of the
aforementioned real properties.

6. The Order Granting Motion to Void Deeds, Assign Property, for Writ of Execution
and to Convey also applies to the following properties which were previously sold at Sheriffs'
auctions and in which Judgment Debtor thereby ceased being a legal owner at that time.

County	APN	Address
Washoe	079-150-12	None
Washoe	079-150-10	None
Washoe	084-040-02	None
Washoe	084-130-07	None
Clark	071-02-000-005	None
Clark	071-02-000-013	None

I have confirmed that the judgment debtor was, but had ceased being, a legal owner of the
aforementioned real properties.

7. The present Affidavit is made upon my personal knowledge and not upon
information and belief and if called to do so, would testify competently thereto.

AFFIRMATION

Pursuant to NRS 239B.030, the undersigned does hereby affirm that the preceding
document, filed in District Court, does not contain the social security number of any person.

Jed Margolin
JED MARGOLIN

Subscribed and sworn before me
this 10th day of March, 2021.

Nancy R. Lindsley
Notary Public



CERTIFICATE OF SERVICE

Pursuant to *NRCP 5(b)*, I certify that I am an employee of Brownstein Hyatt Farber Schreck, LLP, and on this 10th day of March, 2021, I served the document entitled **AFFIDAVIT OF JUDGMENT** on the parties listed below in the manner described below:

Reza Zandian
9 MacArthur Place, Unit 2105
Santa Ana, California 92707-6753
(Certified Mail)

Gholam Reza Zandian Jazi
6 Rue Edouard Fournier
75116 Paris
France
(Federal Express)

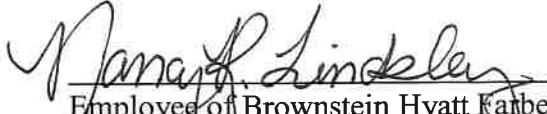
VIA CERTIFIED MAIL U.S. MAIL: by placing a true copy thereof enclosed in a sealed envelope with certified mailing postage thereon fully prepaid, in the United States mail at Reno, Nevada as addressed to the foregoing party in Santa Ana, California.

VIA FACSIMILE: by transmitting to a facsimile machine maintained by the person on whom it is served at the facsimile machine telephone number as last given by that person on any document which he/she has filed in the cause and served on the party making the service. The copy of the document served by the facsimile transmission bears a notation of the date and place of transmission and the facsimile telephone number to which it was transmitted.

BY PERSONAL SERVICE: by personally hand-delivering or causing to be hand delivered by such designated individual whose particular duties include delivery of such on behalf of the firm, addressed to the individual(s) listed, signed by such individual or his/her representative accepting on his/her behalf. A receipt of copy signed and dated by such an individual confirming delivery of the document will be maintained with the document and is attached.

VIA COURIER: by delivering a copy of the document to Federal Express for over-night delivery to the foregoing party in Paris, France.

VIA ELECTRONIC SERVICE: by electronically filing the document with the Clerk of the Court using the ECF system which served the foregoing parties electronically:


Employee of Brownstein Hyatt Farber
Schreck LLP

22371190

09 0C 00 579 1B

FILED ✓

IN THE SUPREME COURT OF THE STATE OF NEVADA

2021 MAR 19 PM 1:31

AUDREY ROWLATT
CLERK

BY No. 82559

DEPUTY

FILED

MAR 16 2021

ELIZABETH A. BROWN
CLERK OF SUPREME COURT

BY DEPUTY CLERK

REZA ZANDIAN, A/K/A GOLAMREZA
ZANDIANJAZI, A/K/A GHOLAM REZA
ZANDIAN, A/K/A REZA JAZI, A/K/A J.
REZA JAZI, A/K/A G. REZA JAZI, A/K/A
GHONOREZA ZANDIAN JAZI, AN
INDIVIDUAL,

Appellant,

vs.

JED MARGOLIN, AN INDIVIDUAL,

Respondent.

ORDER DIRECTING TRANSMISSION OF RECORD

Having reviewed the documents on file in this pro se appeal, this court concludes that review of the complete record is warranted. NRAP 10(a)(1). Accordingly, within 30 days from the date of this order, the clerk of the district court shall transmit to the clerk of this court a certified copy of the trial court record in District Court Case No. 09 0C 00579 1B. See NRAP 11(a)(2) (providing that the complete "record shall contain each and every paper, pleading and other document filed, or submitted for filing, in the district court," as well as "any previously prepared transcripts of the proceedings in the district court"). The record shall not include any exhibits filed in the district court. NRAP 11(a)(1).

It is so ORDERED.

1 Sardeshy, C.J.

cc: Reza Zandian
Brownstein Hyatt Farber Schreck, LLP/Reno
Carson City Clerk

REC'D & FILED

2021 APR 16 AM 11:31

AUBREY DOWLATY
CLERK
BY *Harkleroad*
DEPUTY

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

REZA ZANDIAN, AKA GOLAMREZA
ZANDIANJAZI, AKA GHOLAM REZA
ZANDIAN, AKA REZA JAZAI, AKA J.
REZA JAZI AKA G. REZA JAZI, AKA
GHONOREZA ZANDIAN JAZI, AN
INDIVIDUAL

No. 82559

**MOTION FOR AN EXTENSION OF
TIME TO FILE TRIAL COURT RECORD**

Appellant,

vs.

JED MARGOLIN, AN INDIVIDUAL,

COMES NOW, the FIRST JUDICIAL DISTRICT COURT CLERK'S OFFICE,
requesting a Motion for Extension of Time to file the Trial Court Record for the above case. We
anticipate the e-filing the Trial Court Record to the Supreme Court Clerk's Office by Thursday,
April 22, 2021.

Dated this 16th day of April, 2021.

Harkleroad

Julie Harkleroad, Senior Clerk

cc: Reza Zandian
Brownstein Hyatt Farber Schreck, LLP/Reno

STATE OF NEVADA,

CARSON CITY.

}
} ss.

I, AUBREY ROWLATT, Carson City Clerk of Carson City, State of Nevada, and ex-officio Clerk of the District Court, in and for Carson City, do hereby certify that the foregoing is a full, true and correct copy of the original documents designated in the action entitled and numbered 09 OC 00579 1B:

REZA ZANDIAN, ET AL,

Plaintiff,

vs.

JED MARGOLIN, AN INDIVIDUAL,

Defendant.

which now remains on file and of record in my office in said Carson City.

In testimony whereof, I have hereunto set my hand and
Affixed my official seal, at Carson City, in said State, this

19th day of April, 2021

Aubrey Rowlatt, Clerk