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Official Record

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Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$44.00

Page 1 of 6

RPTT:

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Book- 292 Page- 0401

RECORDING REQUESTED BY:

First American Title

WHEN RECORDED RETURN TO:

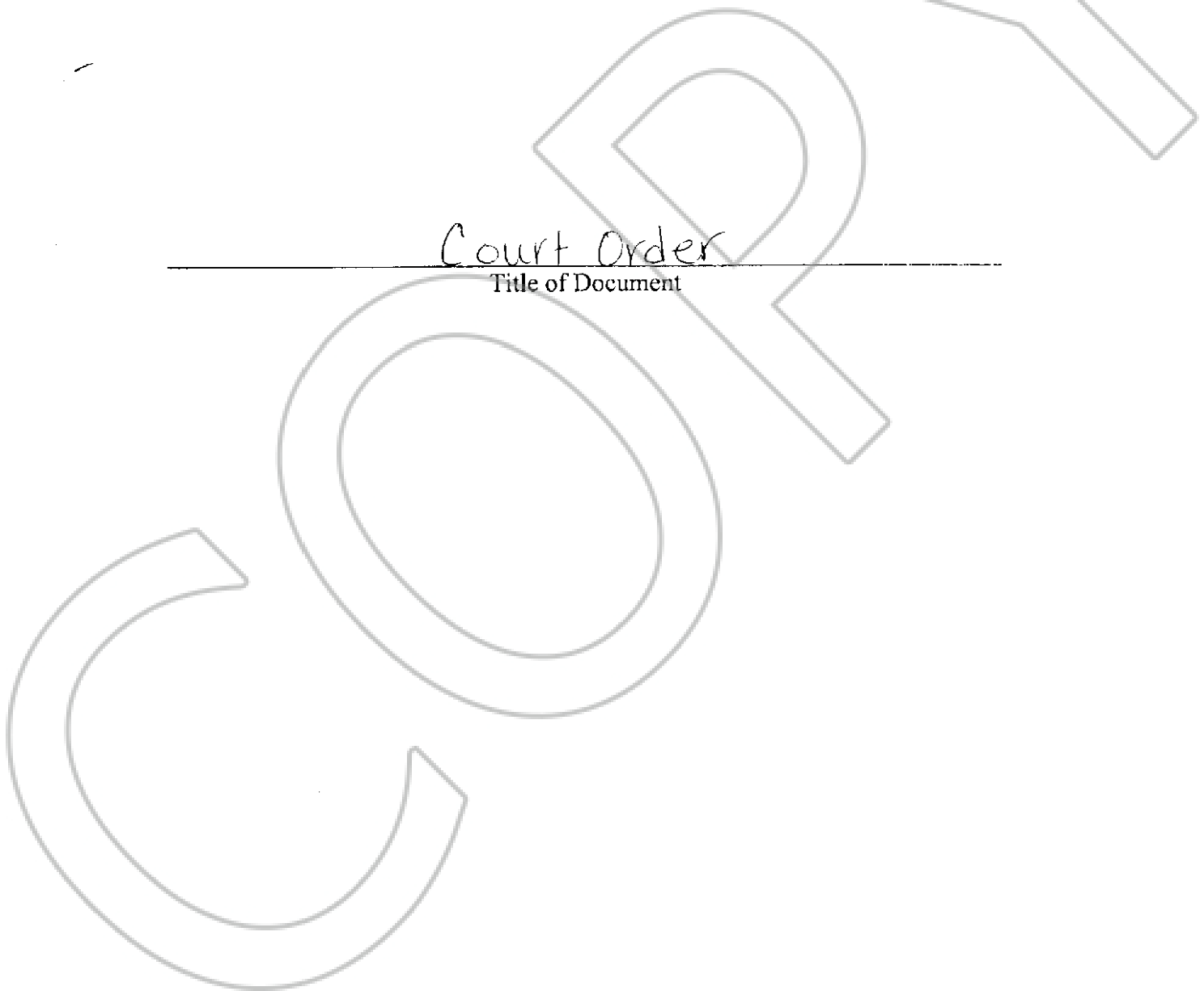
First American Title
5310 Kietzke Lane Ste 100
Reno, Nevada 89511



APN: 013-030-36

Court Order

Title of Document





127014

1 CASE NO. PR 1019014

2 2:40 PM 01/22/2015

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7 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
8 **IN AND FOR THE COUNTY OF LINCOLN**

9 -000-

10 In the Matter of the Estate of:
11 BARBARA JEAN SCOVILLE
12 Deceased.

**ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION,
DISCHARGING DEBT, AND
AUTHORIZING SALE OF REAL
PROPERTY**

13
14 **BE IT KNOWN** that the *Petition* of PATRICIA LIVRERI-LONG to set aside the estate
15 of BARBARA JEAN SCOVILLE came before the Court for hearing on December 12, 2014. The
16 Court having considered the *PETITION FOR SET ASIDE OF ESTATE UNDER \$100,000* pursuant
17 to NRS 146.070, the *Supplements* thereto filed herein, the *Agreement* of the heirs filed herein, and
18 having examined the evidence in this matter finds that proper notice has been given to all interested
19 parties and Nevada Welfare as required by law pursuant to proof of service on file herein; that no
20 objections to the relief requested in the *Petition* has been filed by any interested party; and, that all
21 allegations in said *Petition* are true and correct and that this estate should be set aside and a sale of
22 real property approved as agreed by the heirs, STEPHEN SCOVILLE and JENNIFER
23 McALLISTER.

24 **THEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED:**

25 1. That BARBARA JEAN SCOVILLE died on November 18, 2011 and was at the
26 time of her death a resident of Caliente, Lincoln County, Nevada; that the Decedent died intestate;
27 that the value and character of the decedent's property had a net value of under \$100,000.00, to

RODNEY E. SUMPTER, ESQ.
139 Vassar Street
Reno, Nevada 89502
(775) 323-4934

RODNEY E. SLIMPTER, ESQ.
139 Vassar Street
Reno, Nevada 89502
(775) 323-4934

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wit: Insolvent with a value of less than \$0.00 as identified in the *Petition*; that there are no liens or mortgages of record at the date of the Decedent's death save and except First Countrywide Mortgage which is attached to the real property and is being paid as agreed as set forth in the *Petition*; with the second mortgage as identified in the *First Supplement* has been discovered to have \$0.00 owing and, upon representation in the *Second Supplement*, will be reconveyed at the time of the short sale of that property as requested by the Petitioner and the heirs; that there are other known debts or creditors of the Decedent which are scheduled in Exhibit 5 to the *Petition*; and, that Petitioner, PATRICIA LIVRERI-LONG, is the surviving sibling of the Decedent; and, the heirs at law pursuant to the provisions of NRS 134.090 are the decedent's adult children, STEPHEN SCOVILLE¹ and JENNIFER McALLISTER.

2. That pursuant to the provisions of NRS 146.070 this estate matter must not be administered and the estate and its assets must, as a matter of law, and hereby are, set aside to the heirs at law, STEPHEN SCOVILLE and JENNIFER McALLISTER, subject to the AGREEMENT of the heirs on file herein.

3. The debts of the Decedent as identified in Exhibit 5 to the *Petition* on file herein, save and except the debt to the mortgage holder identified as M & T Bank (Countrywide Mortgage), are, upon good cause appearing due to the negative value of the estate, hereby **DISCHARGED** pursuant to NRS 146.070(1).

4. The AGREEMENT of the heirs on file herein is hereby **APPROVED**. Pursuant to the AGREEMENT, executed by the heirs and on file herein and pursuant to NRS 151.005, the Petitioner is hereby authorized to either execute any and all documents to effect a short sale of the real property of the decedent and/or a deed to herself transferring the interest of the Decedent in and to the real property located at 4939 Long Acres Lane, Caliente, Lincoln County, State of Nevada 89008, APN 013-030-36, and more particularly described in Exhibit 4 to the *Petition* as:

¹ Mr. Scoville was incorrectly identified as STEVEN SCOVILLE in the *Petition* and his name is corrected in later pleadings filed in this matter.



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PARCEL NO. 7 AS SHOWN ON PARCEL MAP FOR PAUL V. LONG AND PATRICIA M. LIVRERI, RECORDED APRIL 29, 1999 IN PLAT BOOK B, PAGE 21 AS FILE NO. 112672 LOCATED IN A PORTION OF GOVERNMENT LOT 4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.& M.

In order to effect a short sale of that property to the buyer of her choice in the manner and upon the requirements of the title company administering the sale, the property being in a deficient equity position.

IT IS SO ORDERED.

DATED: this _____ day of _____, 2014

DISTRICT JUDGE

Submitted by:



RODNEY E. SUMPTER, ESQ.

NV BAR # 899
139 Vassar Street
Reno, NV 89502
775-323-4934
resrnlaw@aol.com

Attorney for Petitioner
PATRICIA LIVRERI-LONG

RODNEY E. SUMPTER, ESQ.
139 Vassar Street
Reno, Nevada 89502
(775) 323-4934



1
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3 LONG AND PATRICIA M. LIVRERI, RECORDED APRIL 29,
4 1999 IN PLAT BOOK B, PAGE 21 AS FILE NO. 112672
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SECTION 2, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.&
M.

6 In order to effect a short sale of that property to the buyer of her choice in the manner and upon
7 the requirements of the title company administering the sale, the property being in a deficient
8 equity position.

9 **IT IS SO ORDERED.**

10 **DATED:** this 12th day of DECEMBER, 2014

11
12 
13 _____
14 DISTRICT JUDGE

15 Submitted by:

16
17 _____
18 RODNEY E. SUMPTER, ESQ.
19 NV BAR 899
139 Vassar Street
20 Reno, NV 89502
775-323-4934
resmqlaw@aol.com

21 Attorney for Petitioner
22 PATRICIA LIVRERI-LONG
23
24
25
26
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RODNEY E. SUMPTER, ESQ.
139 Vassar Street
Reno, Nevada 89502
(775) 323-4934



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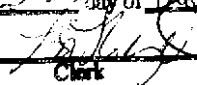
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COPY

This document to which this certificate is attached is a full, true and correct copy of the original, on file and recorded in the County Clerks Office, Pinal Nevada.

In witness whereof, I have hereunto set my hand and affixed the seal of the Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, This 23rd day of December, 2014


Clerk

Deputy Clerk