

LINCOLN COUNTY, NV

2019-157033

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Affidavit of R. Christopher Reade, Esq. For Renewal of Judgment

Pursuant to NRS 17.214

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LINCOLN COUNTY CLERK
AC
DEPUTY

1 **AROJ**

2 R. CHRISTOPHER READE, ESQ.
3 Nevada Bar No. 006791
4 **BOYACK ORME & ANTHONY**
5 7432 W. Sahara Avenue
6 Las Vegas, Nevada 89117
7 Telephone: (702) 562-3415
8 Facsimile: (702) 562-3570
9 E-Mail: creade@boyacklaw.com
10 Attorneys for Plaintiff/Judgment Creditor

6 **SEVENTH JUDICIAL DISTRICT**

7 **LINCOLN COUNTY, NEVADA**

9 SACOR FINANCIAL INC., as Assignee)
10 of COLUMBIA CREDIT SERVICES)
11 INC.)

CASE NO.: CV0308007
DEPT. NO.:

11 Plaintiff,)

12 v.)

13 JAMES RANKIN, an individual;)
14 JEAN RANKIN, an individual; DOES I)
15 through X, inclusive,)

15 Defendants.)

16 **AFFIDAVIT OF R. CHRISTOPHER READE, ESQ. FOR RENEWAL OF JUDGMENT**
17 **PURSUANT TO NRS 17.214**

18 COMES NOW Judgment Creditor SACOR FINANCIAL INC. as assignee of Columbia
19 Credit Services, Inc., [hereinafter Judgment Creditor or "SACOR"], by and through their counsel
20 R. CHRISTOPHER READE, ESQ. of the law firm of Boyack Orme & Anthony, and does hereby
21 move this Court and file the following Affidavit Pursuant to NRS 17.214 to renew the Judgment
22 entered against Judgment Debtors JAMES RANKIN and JEAN RANKIN [hereinafter
23 "Judgment Debtors"] entered in 7th Judicial District Court, Lincoln County, on the 16th day of
24 October, 2007 and renewed on the above-entitled matter on the 11th of October, 2013. Based
25 upon the foregoing facts and evidence, and under NRS 17.214, the foregoing Judgment is to be
26 renewed for an additional period of not less than six years and shall maintain its lien priority as if
27 recorded in the Office of the Lincoln County Recorder. Affiant being first duly sworn, states that
28

1 Affiant has personal knowledge of the facts set forth hereunder and is competent to testify to the
2 same:

3 1. That pursuant to the Judgment on file in this matter dated October 16th, 2007,
4 Judgment Debtors JAMES RANKIN and JEAN RANKIN, does owe Judgment Creditor SACOR
5 the initial judgment sum of \$3,175.29¹.

6 2. That this Judgment remains unsatisfied and has continued to accrue post-
7 Judgment interest at the rate of 10.00% pursuant to the judgment as entered.

8 3. That prior to six years from the date of entry of the Judgment pursuant to NRS
9 17.150 that Judgment Creditor SACOR FINANCIAL does move this Court for renewal of the
10 Judgment in accordance with NRS 17.214.

11 5. That the name of the Judgment Creditor pursuant to NRS 17.214(1) is SACOR
12 FINANCIAL, INC., as Assignee of Columbia Credit Services.

13 6. That the name of the Judgment Debtors pursuant to NRS 17.214(1) is JAMES
14 RANKIN and JEAN RANKIN.

15 7. That pursuant to NRS 17.214(2) the Judgment was recorded in Lincoln County,
16 Nevada as Document Number 130361.

17 8. That pursuant to NRS 17.214(3) that the underlying Judgment was entered on the
18 16th day of October, 2007 in the total sum of \$3,175.29 and previously renewed on October 11th,
19 2013.

20 9. That pursuant to NRS 17.214(4) that there are no outstanding Writs of Execution
21 for enforcement of the Judgment.

22 10. That pursuant to NRS 17.214(5), as of June 3, 2019, payments totaling \$0.00 have
23 been made.

24 11. That pursuant to NRS 17.214(6) that there are no setoffs, counterclaims or offsets
25 in favor of the Judgment Debtors which are due and owing or even claimed.

26 12. That pursuant to NRS 17.214(7), the exact amount due and owing on the

27
28 ¹ See, "Judgment", attached hereto as Exhibit 1.

1 Judgment as of the date of this Affidavit, May 6, 2019, is \$8,488.94. This sum has been
2 calculated pursuant to post-judgment interest as stated in the Judgment.²

3 13. That this Judgment is not docketed as a Judgment of any other Court pursuant to
4 NRS 17.214(8).

5 14. That there is no other circumstance necessary to complete the renewal of this
6 Judgment beyond the fact that said Judgment remains unsatisfied and unfulfilled.

7 15. That all statements made herein are made upon the personal knowledge of Affiant
8 and are not made on information or belief.

9 16. That Judgment Creditor SACOR, shall record the Affidavit of Renewal in the
10 Office of the County Recorder for Lincoln County, Nevada within three (3) days of the filing of
11 this Affidavit.

12 17. That Judgment Creditor complied with the requirements of NRS 17.150(4) and
13 intends to create a lien against real property, which Judgment Debtors JAMES RANKIN and
14 JEAN RANKIN may afterward acquire.³

15 18. That the filing of the affidavit renews the Judgment to the extent of the amount
16 shown due in the affidavit.

17 19. That Judgment Creditor SACOR FINANCIAL shall notify Judgment Debtors
18 JAMES RANKIN and JEAN RANKIN of the renewal of the Judgment by sending a copy of the
19 Affidavit of Renewal by certified mail, return receipt requested, to the Judgment Debtors last
20 known address within 3 days after filing the affidavit, which shall be:

James Rankin 9099 Hunting Arrow Street Las Vegas, Nevada 89123	Jean Rankin 1511 Foxdale Drive Murfreesboro, Tennessee
--	--

21 FURTHER YOUR AFFIANT SAYETH NAUGHT

22
23
24 Subscribed and Sworn to before
me this 18 day of ~~June~~ September, 2019.

25 Tiffany Wong
26 NOTARY PUBLIC in and for said County and State

R. Christopher Reade
R. CHRISTOPHER READE, ESQ.

27 ² See, "Calculation of Post-Judgment Interests", attached hereto as Exhibit 2.
28 ³ Affidavit of R. Christopher Reade, Esq., attached hereto as Exhibit "3".

AFFIRMATION
Pursuant to NRS 239B.030

1
2 The undersigned does hereby affirm that the preceding AFFIDAVIT OF JUDGMENT
3 OF R. CHRISTOPHER READE, ESQ. PURSUANT TO NRS 17.150 filed in Case No.:
4 CV0308007.
5

6 DOES contain the social security number of persons as required by:

7 DOES NOT contain the social security number of persons as required by:

8 A. A specific state or federal law, to-wit:
9 **NRS 17.150**

10
11
12
13 

14 R. Christopher Reade, Esq.
15 Boyack, Orme & Anthony
16 Nevada Bar No. 006791
17 7432 W. Sahara Avenue
18 Las Vegas, Nevada 89117
19 Attorneys for Plaintiff/Judgment Creditor

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Date 9/18/19

CERTIFICATE OF MAILING

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I HEREBY CERTIFY that on the 18th day of ~~June~~ ^{September}, 2019, I mailed a copy of the foregoing AFFIDAVIT OF R. CHRISTOPHER READE, ESQ. FOR RENEWAL OF JUDGMENT PURSUANT TO NRS 17.214 in the following manner upon the parties so indicated therein as having received service:

- NEFCR System upon the following Parties in accordance with NEFCR 9 and 13:

--	--

- Certified United States mail, postage fully prepaid upon the following Parties who are not registered users in accordance with NEFCR 9(d) a sealed envelope, postage prepaid to the following counsel and/or parties to this matter:

James Rankin 9099 Hunting Arrow Street Las Vegas, Nevada 89123	Jean Rankin 1511 Foxdale Drive Murfreesboro, Tennessee
--	--

Personal Service upon the following users or their Counsel:

By direct email upon the following Parties, for whom I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.



An employee of BOYACK, ORME & ANTHONY

EXHIBIT 1

COOPY

EXHIBIT 1

FILED

2007 OCT 16 PM 2:15
LISA C. LLOYD
LINCOLN COUNTY CLERK
DEPUTY

1 **JUDG**
Jeremy T. Bergstrom, Esq.
2 Nevada Bar No. 6904
MILES, BAUER, BERGSTROM & WINTERS, LLP
3 2200 Paseo Verde Parkway, Suite 250
Henderson, NV 89052
4 Our File No. 07-L0075
(702) 369-5960 / FAX (702) 942-0411

5 Attorney for Plaintiff
6 COLUMBIA CREDIT SERVICES

7 **DISTRICT COURT**

8 **LINCOLN COUNTY, NEVADA**

9 COLUMBIA CREDIT SERVICES,

Case No: CV0308007
Dept. No.

10 Plaintiff,
11 vs.

12 JAMES RANKIN AND JEAN RANKIN,
and DOES I through X, inclusive,

13 Defendants.

14 **JUDGMENT**

15 **WHEREFORE**, by virtue of the law and pursuant to the Order Granting Plaintiff's
16 Motion for Order Confirming Arbitration Award, Judgment is entered in favor of Plaintiff
17 Columbia Credit Services and against Defendant James Rankin And Jean Rankin.

18 **IT IS HEREBY ORDERED; ADJUDGED AND DECREED**, that Judgment is
19 rendered in favor of COLUMBIA CREDIT SERVICES and against JAMES RANKIN AND
20 JEAN RANKIN in the amount of \$3,175.29. This amount represents the unpaid principal
21 balance owing COLUMBIA CREDIT SERVICES as of February 3, 2006 and this amount shall
22 accrue post-judgment interest at the rate of 10% per annum, which amount currently constitutes
23 the sum of \$0.87 per day, from February 4, 2006, forward, until paid in full.

24


1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that Judgment is also
2 rendered in favor of COLUMBIA CREDIT SERVICES and against JAMES RANKIN AND
3 JEAN RANKIN in the additional amount of \$643.50. This amount represents the attorney's fees
4 and costs incurred by COLUMBIA CREDIT SERVICES as a result of this litigation.

5 IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the Judgment total
6 owing COLUMBIA CREDIT SERVICES by JAMES RANKIN AND JEAN RANKIN, as of
7 February 3, 2006, is the total sum of \$3,818.79. Of this total sum, the unpaid principal balance
8 of \$3,175.29 will continue to accrue interest at the rate of 10% per annum from February 4,
9 2006, forward, until paid.

10 JUDGMENT RENDERED this 15th day of October, 2007.

11 Steve L. Dobrescu
12 DISTRICT COURT JUDGE

13 Submitted by:
14 MILES BAUER, BERGSTROM & WINTERS, LLP

15 
16 JEREMY T. BERGSTROM, Esq.
17 Nevada Bar No. 6904
18 2200 Paseo Verde Parkway, Suite 250
19 Henderson, NV 89052
Attorney for Plaintiff
COLUMBIA CREDIT SERVICES

20 07-L0075/nvarb4.dot

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

21 In witness whereof, I have hereunto set my hand and affixed the Seal of the
22 Seventh Judicial District Court in and for the County of Lincoln, State of
Nevada, this 13th day of November 2007

23 J. Seavers
24 Deputy Clerk

EXHIBIT 2

COPY

EXHIBIT 2

Int Calc Sheet

Date of Calculation 5-6-19

Debtor # 13683
 Debtor Name: RANKIN, JAMES
 Judgment State: NV
 Date of Judgment: 10-16-07

Principal	\$3,175.29
Costs	
Interest	
Attorney Fees	
Judgment Total	\$3,175.29

TOTAL INTEREST \$4,209.85

TOTAL OF PAYMENTS \$0.00

Non Interest Costs/Fees \$643.60

CURRENT BALANCE	\$8,328.44
Collection Costs/Fees	\$460.50
TOTAL BALANCE	\$8,488.94

Amount Subject to Interest	INT	#DAYS/YR	START DATE	END DATE	TOTAL DAYS	ACCRUED INT	LEGAL COSTS	PAYMENT AMOUNT	NET CHANGE	JMT BALANCE AS OF "END DATE"
\$3,175.29	10.000%	365	02-04-06	07-26-07	537	\$467.10	\$257.50		\$724.66	\$3,899.95
\$3,175.29	10.000%	365	07-26-2007	01-21-2008	179	\$155.72	\$15.00		\$170.72	\$4,070.67
\$3,175.29	10.000%	365	01-21-2008	01-25-2008	4	\$3.48	\$18.00		\$21.48	\$4,092.15
\$3,175.29	10.000%	365	01-25-2008	02-21-2008	27	\$23.49	\$20.00		\$3.49	\$4,136.64
\$3,175.29	10.000%	365	02-21-2008	10-11-2013	2059	\$1,791.21			\$1,791.21	\$5,928.85
\$3,175.29	10.000%	365	10-11-2013	09-16-2014	339	\$294.91	\$150.00		\$444.91	\$6,371.76
\$3,175.29	10.000%	365	09-16-2014	05-06-2019	1694	\$1,473.88			\$1,473.88	\$7,845.44

EXHIBIT 3

COOPY

EXHIBIT 3

1 **AFFIDAVIT OF R.CHRISTOPHER READE, ESQ. PURSUANT TO NRS 17.150**

2 R.CHRISTOPHER READE, ESQ., counsel for Judgment Creditor hereby complies with
3 NRS 17.150. Affiant being first duly sworn deposes and states that Affiant has personal
4 knowledge of the facts set forth hereunder and is competent to testify to the same:

5 1. That in accordance with NRS 17.150, the judgment in the underlying matter
6 continues six (6) years after the date of the judgment or decree was docketed, and continued each
7 time the judgment or decree is renewed. Therefore the underlying Judgment in the underlying
8 matter continues through October 16, 2019 and upon renewal October 16, 2025.

9 2. That pursuant to NRS 17.150(4)(a), the name of the Judgment Debtors are
10 JAMES RANKIN and JEAN RANKIN.

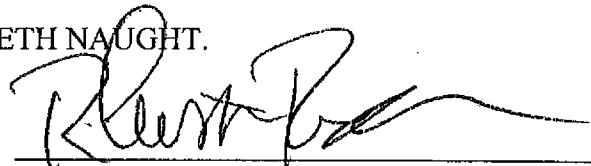
11 3. That in accordance with NRS 17.150(4)(a), the last known address of the
12 Judgment Debtors is:

13 James Rankin 9099 Hunting Arrow Street Las Vegas, Nevada 89123	Jean Rankin 1511 Foxdale Drive Murfreesboro, Tennessee
---	--

15 4. That in accordance with NRS 17.150(4)(b)(2), Judgment Debtors are known by
16 their social security number and believes it to end with the following for James Rankin XXX-
17 XX-7497 and Jean Rankin XXX-XX-1458.

18 5. That in accordance with NRS 17.150(4)(c), Affiant has confirmed through the
19 Lincoln County Recorder that at the time that this Affidavit of Judgment Pursuant to NRS
20 17.150(4) is recorded that both Judgment Debtors owns no property in Lincoln County, Nevada.

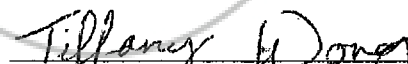
21 FURTHER YOUR AFFIANT SAYETH NAUGHT.

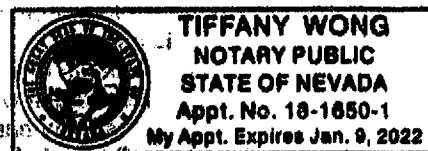
22 

23 R.CHRISTOPHER READE, ESQ.

24 Subscribed and Sworn to before
me this 18 day of June, 2019.

September

25 
26 NOTARY PUBLIC in and for
27 Said County and State



COPY

This document to which this certificate is attached is a full, true and correct copy of the original, on file in the County Clerk's Office, Pioche, 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 20th day of SEPTEMBER, 2019.
Amelia Cherry
Clara Deputy Clerk