

APN: 002-142-04

LINCOLN COUNTY, NV
Rec:\$37.00
Total:\$37.00
KATSCHKE LAW, LLC

2021-161721
11/30/2021 09:05 AM
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OFFICIAL RECORD
AMY ELMER, RECORDER

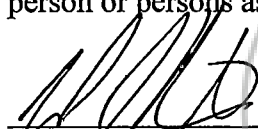
RELEASE OF LIS PENDENS

Title of Document

Affirmation Statement

M I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____



Signature

Franklin J. Katschke

Print

11/29/21

Date

Katschke Law, LLC
820 N. Spring St. Suite A
PO Box 703 ♦ Caliente, NV 89008
(775) 726-3162

1 Case No.: CV 0902921

2 Dept.:

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4 **IN THE SEVENTH JUDICIAL DISTRICT COURT**
5 **IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA**

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JOHN MOSSER, as the Personal
Representative of the DEAN ANTON
MOSSER ESTATE,
Plaintiff,

RELEASE OF LIS PENDENS

v.

SCOTT C. ROLLINS, DOUGLAS J.
ROLLINS, and DOES 1 through 99,
Defendants.

FRANKLIN J. KATSCHKE, Esq., attorney for the Plaintiff, JOHN MOSSER, hereby certifies that: (1) a Notice of Lis Pendens, with respect to the above-entitled action, which affected real property situated within the City of Caliente, County of Lincoln, State of Nevada, was filed for record in the Office of the County Recorder of said County on May 13, 2021, as Instrument No. 2021-160074 of Official Records; and (2) that said County Recorder is hereby directed to DISCHARGE AND RELEASE the Notice of Lis Pendens on the record.

The real property that is affected by the Notice of Lis Pendens and by this instrument is set forth with particularity in Exhibit "A," attached hereto and by this reference made a part hereof.

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1 IN WITNESS WHEREOF, FRANKLIN J. KATSCHKE, Esq., has executed this instrument
2 on the 29th day of November 2021.


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4
5 By 
6 FRANKLIN J. KATSCHKE, Esq.
7 Nevada Bar No. 13516
8 P.O. Box 703
9 Caliente, NV 89008
10 (775) 726-3162
11 office@katschkelaw.com

12 **ACKNOWLEDGMENT**

13 STATE OF NEVADA)
14) ss.
15 COUNTY OF LINCOLN)

16 On this 29th day of November 2021, before me, the undersigned, a Notary Public in and for the
17 County of Lincoln, State of Nevada, duly commissioned and sworn, personally appeared Franklin J.
18 Katschke, both individually and as counsel for the Plaintiff, known to me to be the person whose
19 name is subscribed to the within instrument and who acknowledged to me that he executed the same
20 freely and voluntarily and for the uses and purposes therein mentioned.

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 BREANNA M. THOMAS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-30-25
Certificate No: 21-0748-11


NOTARY PUBLIC

Katschke Law, LLC
820 N. Spring St, Suite A
PO Box 703 ♦ Caliente, NV 89008
(775) 726-3162

COPY

Exhibit A

APN: 002-142-04



OFFICIAL RECORD
AMY ELMER, RECORDER

NOTICE OF LIS PENDENS

Title of Document

Affirmation Statement

K I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____

Signature

Franklin J. Katschke, Esq.

Print

10/4/21

Date

Grantee(s) address and mail tax statements to:

Katschke Law, LLC
PO Box 703
Caliente, NV 89008

1 Case No.: CV 0902921

2 Dept.:

2021 OCT -7 PM 1:09
LISA G. LLOYD
LINCOLN COUNTY CLERK

3
4 **IN THE SEVENTH JUDICIAL DISTRICT COURT**
5 **IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA**

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JOHN MOSSER, as the Personal
Representative of the DEAN ANTON
MOSSER ESTATE,
Plaintiff,

v.

SCOTT C. ROLLINS, DOUGLAS J.
ROLLINS, and DOES 1 through 99,
Defendants.

NOTICE OF LIS PENDENS

17 NOTICE IS HEREBY GIVEN that an action has been commenced in the Seventh Judicial
18 District court of the State of Nevada, in and for the County of Lincoln, by the above-named Plaintiff
19 against the above-named Defendants, which suit is now pending; that this action is brought for the
20 purpose of removing clouds upon, and quieting title to, the hereinafter described real property
21 belonging to the Plaintiff, situated and being in the County of Lincoln, State of Nevada, and to obtain
22 judgment by Order of the above-entitled Court that said Defendants have no, and that none of said
23 defendants have any estate, right, title, interest, or lien in and upon said real property, or any part
24 thereof, but that Plaintiff is the owner thereof in fee simple absolute; that the said Defendants, and
25 each of them, their, and each of their, servants, agents, attorneys, and employees, and all unknown
26 Defendants and all unknown heirs described as such, and each of them, be forever restrained,
27 enjoined, and barred from claiming or asserting any estate, right, title, interest, lien, claim or
28 possession in or to said real property or any part thereof adverse to the Plaintiff herein, and for such

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1 other and further relief as equity may deem meet and proper in the premises. Said real property is
2 more particularly described as follows:

3 APN: 002-142-04 and further described as:

4 **All that certain real property situate in the County of Lincoln, State of Nevada,**
5 **described as follows:**

6 **A portion of Lots 1 and 2 in Block 6 of the Town of Panaca, as shown on the Official**
7 **Map thereof recorded March 6, 1922 in the Office of the County Recorder of Lincoln**
8 **County, Nevada in Book A of Plats, page 34, Lincoln County, Nevada records, more**
9 **particularly described as follows:**

10 **Beginning at a point on the South Street line 100 feet West of the Northeast corner of**
11 **said Lot 2; Thence continuing West along said Street line a distance of 175 feet;**

12 **Thence at right angles South a distance of 125 feet;**

13 **Thence at right angles East a distance of 175 feet;**

14 **Thence at right angles North a distance of 125 feet to the place of beginning.**

15 **The above legal description is a metes and bounds description and was obtained from**
16 **a Quitclaim Deed, recorded February 19, 2013 in Book 277 Official Records, page 43**
17 **as File No. 142764, Lincoln County, Nevada records.**

18 DATED this 7 day of October 2021.

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22 **FRANKLIN J. KATSCHKE, Esq.**
23 **Bar No. 13516**
24 **P.O. Box 703**
25 **Caliente, NV 89008**
26 **(775) 726-3162**
27 **office@katschkelaw.com**

28 **Attorney for Plaintiff**

Katschke Law, LLC
820 N. Spring St. Suite A
PO Box 703 ♦ Caliente, NV 89008
(775) 726-3162

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, Ploche, 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
1 day of October, 2021.
Amberle Brown
Clerk/Deputy Clerk