IN THE SUPREME COURT OF THE STATE OF NEVADA

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Elizabeth A. Brown
Clerk of Supreme Court

SHARATH CHANDRA, ADMINISTRATOR, NEVADA REAL ESTATE DIVISION,

Appellant,

vs.

MELANI SCHULTE; AND WILLIAM SCHULTE,

Respondents.

Case No. 75477

District Court No. D-12-458809-D

JOINT APPENDIX – VOLUME III of III

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Docket 75477 Document 2019-06702

Case No. 75477

INDEX TO JOINT APPENDIX

Appellant, SHARATH CHANDRA, ADMINISTRATOR, NEVADA REAL ESTATE DIVISION, by and through his undersigned attorneys, hereby submits this JOINT APPENDIX as follows:

DESCRIPTION	VOL.	BATES NUMBERS
Amended Decree of Divorce Nunc Pro Tunc, filed April 3, 2017	I	JA0028-JA0043
Complaint and Notice of Hearing, filed June 11, 2013	I	JA0006-JA0013
Complaint for Divorce, filed February, 10, 2012	I	JA0001-JA0005
Final Judgment in Favor of 1341 Minuet, LLC and Against William R. Schulte, filed May 18, 2017	I	JA0061-JA0063
Final Judgment in Favor of 1701 Empire Mine, LLC and Against William R. Schulte, filed May 18, 2017	I	JA0055-JA0057
Final Judgment in Favor of 2861 Marathon, LLC and Against William R. Schulte, filed May 25, 2017	I	JA0079-JA0081
Final Judgment in Favor of 5524 Rock Creek, LLC and Against William R. Schulte, filed May 18, 2017	I	JA0064-JA0066

Final Judgment in Favor of 5609 San Ardo, LLC and Against William R. Schulte, filed May 18, 2017	I	JA0067-JA0069
Final Judgment in Favor of 8216 Peaceful Canyon, LLC and Against William R. Schulte, filed May 23, 2017	I	JA0076-JA0078
Final Judgment in Favor of 9521 Sierra Summit, LLC and Against William R. Schulte, filed May 18, 2017	I	JA0070-JA0072
Final Judgment in Favor of Cherish, LLC and Against William R. Schulte, filed May 18, 2017	I	JA0058-JA0060
Final Judgment in Favor of Melani Schulte and Against William R. Schulte, filed May 23, 2017	I	JA0073-JA0075
Findings of Fact, Conclusions of Law and Decree of Divorce, filed July 8, 2013	I	JA0014-JA0025
Findings of Fact, Conclusions of Law, and Order, filed October 11, 2013	I	JA0026-JA0027
Motion to Amend Decree of Divorce Nunc Pro Tunc; To Enforce Decree of Divorce and Related Relief, filed February 13, 2017	III	JA0277-JA0386
Notice of Appeal, filed March 22, 2018	II	JA0273-JA0276
Notice of Entry of Order Directing Payment Out of the Education Research and Recovery Fund and to the Successor in Interest to 1701 Empire Mine, LLC Melani Schulte, filed February 21, 2018	II	JA0219-JA0224
Notice of Entry of Order Directing Payment Out of the Education Research and Recovery Fund and to the Successor in Interest to Cherish, LLC Melani Schulte, filed February 21, 2018	II	JA0225-JA0230

Notice of Entry of Order Directing Payment Out of the Education Research and Recovery Fund and to the Successor in Interest to 1341 Minuet, LLC Melani Schulte, filed February 21, 2018	II	JA0231-JA0236
Notice of Entry of Order Directing Payment Out of the Education Research and Recovery Fund and to the Successor in Interest to 5524 Rock Creek, LLC Melani Schulte, filed February 21, 2018	II	JA0237-JA0242
Notice of Entry of Order Directing Payment Out of the Education Research and Recovery Fund and to the Successor in Interest to 5609 San Ardo, LLC Melani Schulte, filed February 21, 2018.	II	JA0243-JA0248
Notice of Entry of Order Directing Payment Out of the Education Research and Recovery Fund and to the Successor in Interest to 9521 Sierra Summit, LLC Melani Schulte, filed February 21, 2018	II	JA0249-JA0254
Notice of Entry of Order Directing Payment Out of the Education Research and Recovery Fund and to Melani Schulte, filed February 21, 2018	II	JA0255-JA0260
Notice of Entry of Order Directing Payment Out of the Education Research and Recovery Fund and to the Successor in Interest to 8216 Peaceful Canyon, LLC Melani Schulte, filed February 21, 2018	II	JA0261-JA0266
Notice of Entry of Order Directing Payment Out of the Education Research and Recovery Fund and to the Successor in Interest to 2861 Marathon, LLC Melani Schulte, filed February 21, 2018	II	JA0267-JA0272

Notice of Motion and Order for an Order Shortening Time for a Hearing on the Verified Petition for an Order Directing Payment From ERRF Fund to Melani Schulte as Successor in Interest to 5609 San Ardo, LLC or in the Alternative a Hearing with Oral Arguments Set in the Ordinary Course, filed November 17, 2017	I	JA0127-JA0137
Order Directing Payment Out of the Education Research and Recovery Fund and to the Successor in Interest to 1701 Empire Mine, LLC Melani Schulte, filed February 20, 2018	I	JA0183-JA0186
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Order From April 3, 2017 Hearing Granting Final Judgment Against William R. Schulte, filed May 18, 2017	I	JA0044-JA0054
Petitioners' Consolidated Reply to Real Estate Division's Answer in Opposition to Verified Petitions, filed November 28, 2017	I	JA0142-JA0148
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Verified Petition for an Order Directing Payment Out of the Education Research Recovery Fund Pursuant to NRS 645.841 to 645.8494 Inclusive, filed October 25, 2017	I	JA0112-JA0116
Verified Petition for an Order Directing Payment Out of the Education Research Recovery Fund Pursuant to NRS 645.841 to 645.8494 Inclusive, filed October 25, 2017	I	JA0117-JA0121
Verified Petition for an Order Directing Payment Out of the Education Research Recovery Fund Pursuant to NRS 645.841 to 645.8494 Inclusive, filed October 25, 2017	I	JA0122-JA0126

Dated: February 12, 2019.

AARON D. FORD
Attorney General

By: / s / Donald J. Bordelove
Donald J. Bordelove (Bar. No. 12561)

CERTIFICATE OF SERVICE

I certify that I am an employee of the Office of the Attorney General, State of Nevada, and that on 12th day of February, 2019, I filed this completed docketing statement via this Court's electronic filing system.

The following participants in this case are registered electronic filing systems users and will be served electronically:

Amberlea Davis, Esq.
Law Offices of Amberlea Davis
415 S. Sixth Street, Suite 300
Las Vegas, NV 89101

The following participants in this case are not registered electronic filing systems users and will be served via United States mail, first class, postage prepaid:

William R. Schulte
8252 Nice Court
Las Vegas, NV 89129

/ s / Marilyn Millam
an employee of the
Office of the Nevada Attorney General

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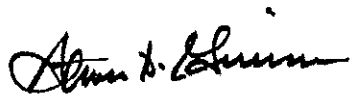

CLERK OF THE COURT

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DISTRICT COURT - FAMILY DIVISION

CLARK COUNTY, NEVADA

MELANI SCHULTE, Plaintiff, v. WILLIAM R. SCHULTE, Defendant.	CASE NO.: D-12-458809-D DEPT. NO.: I Date of Hearing: 04/10/17 Time of Hearing: 10:30 AM Oral Argument Requested: Yes

MOTION TO AMEND DECREE OF DIVORCE NUNC PRO TUNC; TO ENFORCE DECREE OF DIVORCE AND RELATED RELIEF

NOTICE: YOU ARE REQUIRED TO FILE A WRITTEN RESPONSE TO THIS MOTION WITH THE CLERK OF THE COURT AND TO PROVIDE THE UNDER-SIGNED COUNSEL WITH A COPY OF YOUR RESPONSE WITHIN TEN (10) DAYS OF YOUR RECEIPT OF THIS MOTION. FAILURE TO FILE A WRITTEN RESPONSE WITH THE CLERK OF THE COURT WITHIN TEN (10) DAYS OF YOUR RECEIPT OF THIS MOTION MAY RESULT IN THE REQUESTED RELIEF BEING GRANTED BY THE COURT WITHOUT HEARING PRIOR TO THE SCHEDULED HEARING DATE.

COMES NOW Plaintiff, Melani Schulte, by and through her attorney, John T. Kelleher, Esq., of the law firm of KELLEHER & KELLEHER, and hereby files this Motion to Amend Decree of Divorce Nunc Pro Tunc, to Enforce Decree of Divorce and related relief.

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POINTS AND AUTHORITIES

I.

STATEMENT OF THE FACTS

Plaintiff Melani Schulte ("Melani") and Defendant William R. Schulte were divorced in Clark County, Nevada on July 8, 2013. For purposes of this motion, the following paragraphs of the Decree of Divorce are relevant:

1. Paragraph 18: IT IS ORDERED, ADJUDGED AND DECREED, that Melani is awarded the Sabreco business, in its current state, as her sole and separate property. If any lawsuit judgments are issued against Sabreco arising from missing monies prior to Melani taking over in the Fall of 2012, and by his own express admission at trial, William shall be assigned those judgments and debts as his sole and separate debts if he is found liable as an individual. If Sabreco, as a business entity, is found liable, then the business shall bear those debts (See Decree of Divorce, page 3, lines 6-9).
2. Paragraph 28: IT IS ORDERED, ADJUDGED AND DECREED that Melani shall be awarded Schulte Properties as her sole and separate property along with any and all debts and encumbrances associated with the 32 real properties. There still remain payments owed in the Bankruptcy Order to the secured creditors. The Court is aware that both parties are both liable to the bankruptcy creditors. However, with Melani being awarded the 32 properties as her sole and separate property, she shall hold William harmless from any debts associated with the 32 properties (See Decree of Divorce, page 4, lines 11-15).
3. Paragraphs 30-31: In her Pretrial Memorandum, Melani disclosed three checks totaling $1,800.00 plus one check in the amount of $7,500.00 belonging to Schulte Properties for bank fraud reimbursement. IT IS

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ORDERED, ADJUDGED AND DECREED that Melani shall be awarded the four checks totaling $9,300.00 as her sole and separate property because Schulte Properties is awarded to her solely. The checks belong to Schulte Properties, and with Melani being awarded this business, she shall retain the reimbursement checks and may apply the funds towards the business debts properties (See Decree of Divorce, page 4, lines 20-27).

A. DEFENDANT SHOULD BE SOLELY LIABLE FOR CERTAIN SABRECO DEBTS ARISING FROM FRAUD AND MISMANAGEMENT OF SABRECO SECURITY DEPOSITS AND RENTS (¶ 18 of the Decree of Divorce).

As the Court will recall, Defendant operated the business known as Sabreco, a property management group, during the parties marriage. Not only did Defendant operate the business, but he was the corporate broker for Sabreco and was a licensed property manager for the Sabreco properties.

Defendant admitted he signed the leases and collected the monies to these properties. In conjunction with the parties' divorce, a forensic accounting was conducted on the Schulte/Sabreco properties. The forensic audit discovered over $2,900,000 in unaccounted funds in the Sabreco Operating Trust Account and over $200,000 missing from the Security Deposit Trust account. It also found Defendant had paid himself more than $100,000.00. Defendant blamed the non-licensed bookkeeper, Mae Fafaleos, for any and all discrepancies. Ms. Fafaleos was indicted and was facing felony embezzlement charges, but died before trial. Regardless, Defendant had a duty as a licensed real estate broker and property manager to supervise his employee. Melani filed a report with the Nevada Attorney General and Nevada Real Estate Division and the Real Estate Division ultimately revoked Defendant's broker's license and property management permit for failing to properly reconcile the monthly trust accounts, refund monies to the tenants and failure to supervise the bookkeeper, among other charges.

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At trial, this Court ordered that Defendant should be personally responsible for any judgments issued against Sabreco as a result of the embezzled and mismanaged funds that occurred while Defendant was operating Sabreco. Since the trial, Melani has personally been sued for the actions Defendant undertook as broker for Sabreco; therefore, in regards to Paragraph 18 of the Decree of Divorce, Melani is asking for two specific requests for relief:

1. **The Decree of Divorce should be Amended to Clarify Defendant should be held solely and personally liable for any and all debts or liabilities arising from his Fraud, Misrepresentation and Deceit as broker of Sabreco**

There are 23 Schulte properties/cases that were specifically affected by Defendant's actions. These properties are listed in **Exhibit 1** to this Motion[1]. Specifically, these properties were managed by Sabreco and not Melani. Defendant signed the leases for these properties as the broker of Sabreco, collected the security deposits and rents, and then deposited those monies to Sabreco accounts instead of accounts corresponding to the individual properties or LLCs. Defendant failed to return or pay that money to the owners of those properties. Melani is now getting contacted by people trying to collect these security deposits from these accounts. Since the funds were misappropriated, there is not sufficient funds in those accounts with which to refund the security deposits and/or rents due or bounced checks reimbursement. As a result, Melani is being forced to refund those monies from other sources which she should not have to do.

Melani has the backup documentation to support what Defendant has wrongfully done. The Nevada Real Estate Commission has already found he

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[1] Properties 1-20 are all Schulte LLCs. Properties 21 and 22 listed at the bottom of Exhibit 1 are referred to as the Arciszewski and Hammond properties, respectively. In these two cases, the owners of the properties filed lawsuits against Melani. Melani was ordered to pay rents or security deposits that had been collected by Sabreco as referenced above. Therefore, Melani has now paid the litigants the sum of $1,556.00 and $1,764.00, respectively. Melani is requesting she be reimbursed by Defendant the sum of $3,220.00 for these two properties. Melani is being sued personally on the 23rd property, referred to as the Dagger property, which is still a pending matter.

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committed these violations regarding the mismanagement of these funds (See Judgment attached hereto as **Exhibit 2**). The documents are voluminous but Melani is willing to provide them if the Court wishes to review them. Defendant has received all of the documentation previously as part of the small claims actions that Melani attempted to file for each of these properties. Unfortunately, the small claims court instructed Melani to file this action with the District Court through this divorce case.

Melani needs specific court orders and judgments stating Defendant is solely responsible for any funds resulting from the embezzlement and his mismanagement of the 23 properties/cases prior to Melani taking control of the properties in 2012 so that Defendant can properly be held personally liable for those funds and so Melani has a court order to protect herself from tenants and owners wrongfully seeking reimbursement from her.

With these orders, Melani can seek restitution from Defendant pursuant to NRS 645.844. She is also asking this Court to retain jurisdiction over this issue in case she cannot obtain restitution from Defendant. In that case, Melani would need additional Orders from this Court directing Melani to seek payment and restitution from the Nevada Real Estate Education, Research and Recovery Fund (ERRF) for the unpaid damages.

2. The Decree of Divorce should be amended to clarify Melani will not be liable or responsible for any Sabreco debts arising out of Defendant's mismanagement.

The final sentence of Paragraph 18 of the Decree of Divorce states, "[i]f Sabreco, as a business entity, is found liable, then the business shall bear those debts." Defendant has been wrongfully representing to the tenants and owners that Melani is responsible for these monies as she is now the owner of the Sabreco business. While the Order should be clear on its face, Melani is nevertheless having difficulties convincing people that she is not responsible for those Sabreco debts. Therefore, Melani is requesting the final sentence of Paragraph 18 be amended to

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state:

> If Sabreco, as a business entity, is found liable for any business debts arising out of Defendant's mismanagement prior to Melani taking over in the Fall of 2012, then William R. Schulte or Sabreco shall bear those debts and Melani will not be responsible for, or be held personally liable for those debts.

B. THE DECREE OF DIVORCE SHOULD BE AMENDED TO SPECIFY THE 32 PROPERTIES AWARDED TO MELANI IN PARAGRAPH 28 OF THE DECREE OF DIVORCE AND DEFENDANT SHOULD BE ORDERED TO EXECUTE RELEASES FOR EACH OF THE PROPERTIES AUTHORIZING MELANI TO DEAL WITH THE LENDERS FOR ANY AND ALL MORTGAGES ON THE PROPERTIES

1. The Decree of Divorce should be Amended to Specify the 32 properties Awarded to Melani in Paragraph 28 of the Decree of Divorce

As set forth in Paragraph 28 of the Decree of Divorce, Melani was awarded 32 real properties from Schulte Properties as her sole and separate property. Unfortunately, some of the mortgages on these 32 properties were in Defendant's name personally. As a result, Melani is having difficulty communicating with mortgage companies, banks and lenders because her name is not on the mortgage accounts. Melani needs to have access to account statements so she can learn the status of the accounts, find out who owns the loans, and make payment arrangements where applicable. A specified Order or an Amended Decree of Divorce would be very helpful. The 32 properties that would need to be specified in the Order are set forth in the list attached hereto as **Exhibit 3**.

2. Defendant should be Ordered to Execute Releases for each of the 32 properties Awarded to Melani in Paragraph 28 of the Decree of Divorce Authorizing Melani to Deal with the Lenders, Servicers and Successors for Any and All Mortgages on the Properties and to Make Financial Decisions Regarding Said Loans, Insurance and Modifications

Melani is asking this Court to Order Defendant to execute 32 release forms, one for each of the 32 properties, authorizing Melani to have access to any and all mortgage accounts on the properties, transferring information to Melani and enabling her to communicate and deal with the banks and make decisions including, but not

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limited to, financial, insurance and future litigation[2]. An example of the release form is attached hereto as **Exhibit 4**.

She is also requesting one additional release be executed by Defendant authorizing delivery of mail addressed to William R. Schulte from the United States Postal Service to a mailbox located at the United Parcel Service (a copy of the release is attached hereto as **Exhibit 5**). Currently, many of the mortgage account statements are being mailed directly to Defendant or to Defendant's prior addresses because the accounts are in his name only. Melani cannot change the address or receive the mail because those mailings are not being sent to Melani (or in some cases, not even to Defendant). Melani has no access or knowledge the documents have been mailed. Thus, Defendant should be ordered to execute the release and forward any mailings he receives that pertain to Sabreco and Schulte Properties directly to Melani.

a. NRCP Rule 70

It is anticipated that Defendant will not cooperate with signing release forms. Alternatively, Melani is asking this Court to exercise its authority under NRCP 70 to authorize a court clerk to sign the necessary documents on Defendant's behalf for each property. NRCP Rule 70 states as follows:

> If a judgment directs a party to execute a conveyance of land or to deliver deeds or other documents or to perform any other specific act and the party fails to comply within the time specified, the court may direct the act to be done at the cost of the disobedient party by some other person appointed by the court and the act when so done has like effect as if done by the party. On application of the party entitled to performance, the clerk shall issue a writ of attachment or sequestration against the property of the disobedient party to compel obedience to the judgment. The court may also in proper cases adjudge the party in contempt. If real or personal property is within the State, the court in lieu of directing a conveyance thereof may enter a judgment divesting the title of any party and vesting it in others and such judgment has the effect of a conveyance executed in due form of law. When any order or judgment is for the delivery of possession, the party in whose favor it is entered is entitled to a writ of execution or assistance upon application

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[2] The Court should note that many of the properties have more than one mortgage attached to the property. At last count, there were a total of approximately 76 mortgages for the 32 properties.

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to the clerk.

C. THE DECREE OF DIVORCE SHOULD BE AMENDED TO AWARD MELANI ANY AND ALL UNCLAIMED FUNDS FROM THE NEVADA STATE TREASURY FOR ANY FUNDS DUE TO SCHULTE PROPERTIES, SABRECO, MELANI AND WILLIAM R. SCHULTE, BILL SCHULTE, WILLIAM R. SCHULTE, AND/OR W R SCHULTE

As referenced in Paragraphs 30-31 of the Decree of Divorce, Melani was awarded the proceeds totaling $9,300.00 in the form of various checks disbursed as reimbursement for bank fraud. Those funds and other reimbursements are being sent directly to the property address or Defendant's former address and Melani is not there to receive the funds in the mail. The funds then get sent back to the bank who forwards the money to the State Treasury as "unclaimed funds." Since the Decree of Divorce was filed, there are additional unclaimed funds currently at the Nevada State Treasury in the name of "Melani and William R. Schulte," "Sabreco," "W R Schulte," "Bill Schulte," and/or "William R. Schulte" that Melani is unable to claim because the Decree of Divorce does not specify Melani is entitled to the funds.

Likewise, Melani is anticipating future unclaimed funds being sent to the Nevada State Treasury under these same circumstances as "unclaimed funds" from various Schulte Properties. In conjunction with being awarded the Schulte properties, Melani is rightfully entitled to claim these funds and payments and is requesting Paragraphs 30-31 be amended to clarify that Melani be awarded any unclaimed funds from the Nevada State Treasury in the name of "Schulte Properties," "Melani and William R. Schulte," "Bill Schulte," "Sabreco," "W R Schulte" and/or "William R. Schulte" for any and all of the Schulte properties and accounts including any unknown future claims and including, but not limited to, Claim #5489561 in the amount of $666.87; Claim #6047495 in the amount of $557.35; Claim #6047502 in the amount of $122.40; Claim # 6047510 in the amount of $150.00.

Defendant should be ordered to sign and execute releases for these unclaimed funds (copies of the releases are attached hereto as **Exhibit 6**).

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D. DEFENDANT SHOULD BE ORDERED TO COMPLY WITH JOINT LEGAL CUSTODY PROVISIONS

[redacted]

II.

LEGAL ANALYSIS

A. THE DECREE OF DIVORCE SHOULD BE AMENDED

NRS 125.040 states in pertinent part as follows:

2. The court may make any order affecting property of the parties, or either of them, which it may deem necessary or desirable to accomplish the purposes of this section. Such orders shall be made by the court only after taking into consideration the financial situation of each of the parties.

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NRCP RULE 60. RELIEF FROM JUDGMENT OR ORDER

(a) Clerical Mistakes. Clerical mistakes in judgments, orders or other parts of the record and errors therein arising from oversight or omission may be corrected by the court at any time of its own initiative or on the motion of any party and after such notice, if any, as the court orders. During the pendency of an appeal, such mistakes may be so corrected before the appeal is docketed in the appellate court, and thereafter while the appeal is pending may be so corrected with leave of the appellate court.

(b) Mistakes; Inadvertence; Excusable Neglect; Newly Discovered Evidence; Fraud, Etc. On motion and upon such terms as are just, the court may relieve a party or a party's legal representative from a final judgment, order, or proceeding for the following reasons: (1) mistake, inadvertence, surprise, or excusable neglect; (2) newly discovered evidence which by due diligence could not have been discovered in time to move for a new trial under Rule 59(b); (3) fraud (whether heretofore denominated intrinsic or extrinsic), misrepresentation or other misconduct of an adverse party; (4) the judgment is void; or, (5) the judgment has been satisfied, released, or discharged, or a prior judgment upon which it is based has been reversed or otherwise vacated, or it is no longer equitable that an injunction should have prospective application. The motion shall be made within a reasonable time, and for reasons (1), (2), and (3) not more than 6 months after the proceeding was taken or the date that written notice of entry of the judgment or order was served. A motion under this subdivision (b) does not affect the finality of a judgment or suspend its operation. This rule does not limit the power of a court to entertain an independent action to relieve a party from a judgment, order, or proceeding, or to set aside a judgment for fraud upon the court. Writs of coram nobis, coram vobis, audita querela, and bills of review and bills in the nature of a bill of review, are abolished, and the procedure for obtaining any relief from a judgment shall be by motion as prescribed in these rules or by an independent action.

Based on the above rule, this Court has discretion at any time to correct or amend orders due to oversights, omissions, or unanticipated circumstances. Melani is not able to execute her duties as owner of Sabreco and Schulte Properties without more specific language in the Decree of Divorce. In this instance, the Decree of Divorce should be amended as follows:

A. Paragraph 18:

1. The Decree of Divorce should be amended to clarify Defendant William R. Schulte should be held solely and personally liable for any debts or liabilities arising from his fraud, misrepresentation and deceit as broker of Sabreco;

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2. The Court should retain jurisdiction over this issue in case Melani needs to seek restitution through the Nevada Real Estate Education, Research and Recovery Fund (ERRF) for the unpaid damages;

3. The Decree of Divorce should be amended to clarify Melani will not be personally liable or responsible for Sabreco debts arising out of Defendant's mismanagement prior to her taking over the business in the Fall of 2012.

4. Defendant should be ordered to pay Melani the sum of $1,556.00 as reimbursement for the Arciszewski matter which Melani has already paid using her own funds.

5. Defendant should be ordered to pay Melani the sum of $1,764.00 as reimbursement for the Hammond matter which she has been ordered to pay as referenced above.

B. Paragraph 28:

1. The Decree of Divorce should be amended to specify the 32 properties awarded to Melani in Paragraph 28 of the Decree of Divorce;

2. Defendant should be ordered to execute releases for each of the 32 properties awarded to Melani in Paragraph 28 of the Decree of Divorce authorizing Melani to deal with the lenders, servicers and successors for any and all mortgages on the properties and to make decisions on matters including, but not limited to, financial, insurance, loan, modifications, and future litigation. Melani to have access to the mortgage lenders and any and all account information for any and all mortgages on the properties.

3. Defendant should be ordered to execute a release from the United States Postal Service to the United Parcel Service forwarding all

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HENDERSON, NEVADA 89014
(702) 384-7494

mailed documents pertaining to Sabreco and the Schulte properties that are currently in the Defendant's name.

4. In the event Defendant receives any mailed documents pertaining to Sabreco and the Schulte properties, he should be ordered to immediately forward those mailings directly to Melani.

5. In the event Defendant fails to execute the releases, the Court Clerk should be authorized to execute the releases on Defendant's behalf.

C. Paragraphs 30-31:

1. The Decree of Divorce should be amended to clarify that Melani be awarded any unclaimed funds from the Nevada State Treasury in the name of "Melani and William R. Schulte," "Sabreco," "William R. Schulte," "Bill Schulte" and/or "W R Schulte" for any and all of the Schulte properties and/or accounts including any unknown future claims and including, but not limited to, Claim #5489561 in the amount of $666.87; Claim #6047495 in the amount of $557.35; Claim #6047502 in the amount of $122.40; Claim # 6047510 in the amount of $150.00.

B. DEFENDANT SHOULD BE ADMONISHED TO COMPLY WITH JOINT LEGAL CUSTODY PROVISIONS

[redacted]

C. EDCR 5.501(a) Compliance

[redacted]

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[redacted]

III.

CONCLUSION

Based on the foregoing, Plaintiff, Melani Schulte, respectfully requests this Court grant her Motion in its entirety .

DATED this 13 day of February, 2017.

KELLEHER & KELLEHER, LLC

By: _____

JOHN T. KELLEHER, ESQ.
Nevada Bar No. 6012 #6714
40 S. Stephanie Street, Suite #201
Henderson, Nevada 89012
Attorneys for Plaintiff

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EXHIBIT "1"

PROPERTY STREET ADDRESS	CITY	ST	ZIP	APN	Property Owner	Rents_Checks	Rents_Cash	Rents_Total	SECURITY DEPOSITS	Total Collected By Sabreco - Net Paid to owner
3729 DISCOVERY CREEK AVE	NORTH LAS VEGAS	NV	89031	124-30-710-098	3729 DISCOVERY CREEK, LLC	$12,400.00	$0.00	$12,400.00	$1,500.00	$13,900.00
2614 SWEET LEILANI	NORTH LAS VEGAS	NV	89031	124-29-615-060	2614 SWEET LEILANI, LLC	$10,760.00	$0.00	$10,760.00	$1,350.00	$12,110.00
5524 ROCK CREEK LANE	LAS VEGAS	NV	89130	125-36-110-041	5524 ROCK CREEK, LLC	$6,720.00	$6,720.00	$13,440.00	$1,150.00	$14,590.00
3322 CHELTENHAM ST	LAS VEGAS	NV	89129	138-06-610-124	3322 CHELTENHAM LLC	$8,960.00	$0.00	$8,960.00	$1,300.00	$10,260.00
9020 FEATHER RIVER CT	LAS VEGAS	NV	89117	163-08-213-045	9020 FEATHER RIVER, LLC	$6,975.00	$1,800.00	$8,775.00	$1,625.00	$10,400.00
1341 MINUET ST	HENDERSON	NV	89052	190-06-210-055	1341 MINUET, LLC	$10,552.71	$0.00	$10,552.71	$1,850.00	$12,402.71
276 MANZANITA RANCH LANE	HENDERSON	NV	89052	178-20-311-036	276 MANZANITA RANCH LLC	$3,675.00	$4,900.00	$8,575.00	$1,550.00	$10,125.00
956 OSTRICH FERN CT	LAS VEGAS	NV	89123	177-27-711-246	956 OSTRICH FERN, LLC	$8,571.00	$0.00	$8,571.00	$1,450.00	$10,021.00
1407 HOMETOWN	HENDERSON	NV	89074	178-09-713-046	CHERISH, LLC	$10,465.00	$0.00	$10,465.00	$1,595.00	$12,060.00
4710 BRENTLY PLACE	LAS VEGAS	NV	89122	161-22-710-013	4710 BRENTLY, LLC	$7,665.00	$0.00	$7,665.00	$1,450.00	$9,115.00
2290 SURREY MEADOWS AVE	HENDERSON	NV	89052	178-19-712-019	2290 SURREY MEADOWS, LLC	$9,849.00	$0.00	$9,849.00	$1,750.00	$11,599.00
8216 PEACEFUL CANYON DR	LAS VEGAS	NV	89128	138-23-415-056	8216 PEACEFUL CANYON, LLC	$0.00	$9,065.00	$9,065.00	$1,650.00	$10,715.00
2861 MARATHON DR	HENDERSON	NV	89074	177-13-210-013	2861 MARATHON, LLC	$9,528.75	$0.00	$9,528.75	$1,700.00	$11,228.75
9521 SIERRA SUMMIT AVE	LAS VEGAS	NV	89134	138-19-610-008	9521 SIERRA SUMMIT, LLC	$9,443.00	$0.00	$9,443.00	$1,650.00	$11,093.00
2460 AVENIDA CORTES	HENDERSON	NV	89074	178-19-515-038	2460 AVENIDA CORTES , LLC	$8,262.38	$0.00	$8,262.38	$1,350.00	$9,612.38
207 BOOTHBAY ST	HENDERSON	NV	89074	178-10-810-041	KEEP SAFE, LLC	$3,624.00	$3,624.00	$7,248.00	$1,295.00	$8,543.00
1392 ECHO FALLS AVE	LAS VEGAS	NV	89123	177-26-211-146	1392 ECHO FALLS, LLC	$7,770.00	$1,095.00	$8,865.00	$1,250.00	$9,615.00
1701 EMPIRE MINE DR	HENDERSON	NV	89014	178-04-310-052	1701 EMPIRE MINE, LLC	$3,450.00	$5,100.00	$8,550.00	$2,350.00	$10,900.00
5609 SAN ARDO PL	LAS VEGAS	NV	89130	138-01-216-001	5609 SAN ARDO, LLC	$0.00	$9,200.00	$9,200.00	$1,200.00	$10,400.00
3383 CLOVERDALE CT	LAS VEGAS	NV	89117	163-16-515-031	3383 CLOVERDALE, LLC	$1,620.76	$6,380.00	$8,000.76	$2,250.00	$10,250.76
Arciszewski case	NOT INCLUDING COSTS				Flat Amount	$0.00	$0.00	$0.00	$1,556.00	$1,556.00
Lisa R Hammond	NOT INCLUDING COSTS				Flat Amount	$0.00	$0.00	$0.00	$1,764.00	$1,764.00
					Column Sum	$139,691.60	$47,984.00	$187,675.60	$34,585.00	$222,260.60

EXHIBIT "2"

FILED

OCT 11 2013

REAL ESTATE COMMISSION

BEFORE THE NEVADA REAL ESTATE COMMISSION

GAIL J. ANDERSON, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS & INDUSTRY, STATE OF NEVADA,

Petitioner,

vs.

W. R. SCHULTE,

Respondent.

Case No. RES 12-06-30-400

Findings of Fact, Conclusions of Law, and Order

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

A hearing on the above matter was held on July 16-18, 2013 before the Nevada Real Estate Commission (Commission). W. R. Schulte (Respondent) personally appeared and testified at the hearing. Respondent waived his right to legal counsel and entered into stipulations with the State. Christopher Eccles, Deputy Attorney General, appeared on behalf of the State.

After hearing the testimony and arguments, and having considered the evidence introduced and being fully advised, the Commission enters the following Findings of Fact, Conclusions of Law, and Order. Under Nevada Revised Statutes (NRS) and Nevada Administrative Code (NAC) Chapter 645, the Commission has legal jurisdiction and authority over this matter.

FINDINGS OF FACT

Based upon all the evidence and testimony presented during the hearing, the Commission finds that there is substantial evidence in the record to establish each of the following Findings of Fact:

1. State's Exhibit 1, stamped 1-193, was admitted into evidence by stipulation.
2. Respondent admitted allegations 1-23 in the Complaint for Disciplinary Action (Complaint).

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3. Respondent admitted that he while he was the real estate broker for Sabreco, he had not ordered an outside audit since 1989.

4. After Respondent testified and argued his position, the State argued that the facts proved allegation 24 in the Complaint and all violations of law alleged in the Complaint.

CONCLUSIONS OF LAW

The Commission concludes by unanimous vote that:

5. Allegations 1-39 in the Complaint were proved.

ORDER

It is ORDERED, based on the foregoing, by unanimous vote of the Commission that:

6. The Respondent shall pay to the State of Nevada, Real Estate Division a total fine of $77,079.08. The total fine reflects a fine of $75,000.00 for committing the violations of law, plus $2,079.08 for the Division's fees and costs. The total fine is due and payable in full within 90 calendar days of the below effective date of this Order.

7. The Respondent's property management permit and real estate licenses are hereby revoked on the below effective date of this Order.

8. The Division may institute debt collection proceedings for failure to timely pay the total fine, or any installment or portion thereof.

9. The Commission retains jurisdiction for correcting any errors that may have occurred in the drafting or issuance of this order.

This Order shall become effective on the 19th day of November, 2013.

Dated: This 11 day of October, 2013.

NEVADA REAL ESTATE COMMISSION

By: [signature]
RICHARD JOHNSON, PRESIDENT

Attorney General's Office
333 E. Washington, Suite 3900
Las Vegas, NV 89101

FILED

BEFORE THE REAL ESTATE COMMISSION 2013 11 2013

STATE OF NEVADA REAL ESTATE COMMISSION

GAIL J. ANDERSON, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS & INDUSTRY, STATE OF NEVADA. Petitioner, vs. W. R. SCHULTE. Respondent.	Case No. RES 12-06-30-400 **COMPLAINT AND NOTICE OF HEARING**

The Real Estate Division of the Department of Business and Industry, State of Nevada ("Division"), by and through its counsel, Catherine Cortez Masto, Attorney General of the State of Nevada, and Christopher Eccles, Deputy Attorney General, hereby notifies Respondent W. R. Schulte ("Respondent") of an administrative hearing before the Nevada Real Estate Commission ("Commission") which hearing will be held pursuant to Chapters 233B and Chapter 645 of the Nevada Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative Code ("NAC"). The purpose of the hearing is to consider the allegations stated below and to determine if the Respondent should be subject to an administrative penalty as set forth in NRS 645.633 and/or NRS 645.630 and/or NRS 622.400, and the discipline to be imposed, if violations of law are proven.

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JURISDICTION

Respondent was at all relevant times mentioned in this Complaint licensed as a real estate broker by the Division under license number B.0026569.CORP, and as a property manager under permit number PM.0126569.BKR, and is therefore subject to the jurisdiction of the Division, the Commission, and the provisions of NRS Chapter 645 and NAC Chapter 645.

FACTUAL ALLEGATIONS

1 Respondent, at the relevant times mentioned in this Complaint, was licensed as a real estate broker, license number B.0026569.CORP from January 4, 1992, and the license expired, not renewed on December 31, 2012, and is currently inactive.

2. Respondent, at the relevant times mentioned in this Complaint, was licensed as a property manager under permit number PM.0126569.BKR from June 15, 1999 to December 31, 2012, and the permit expired, not renewed on December 31, 2012, and is currently closed.

3. Respondent is subject to the jurisdiction of the Division, the Commission, and the provisions of NRS Chapter 645 and NAC Chapter 645.

4. Respondent, at the relevant times mentioned in this Complaint, was the real estate broker and property manager for Sabreco, Inc., a Nevada corporation ("Sabreco").

5. On July 10, 2012, Melani Schulte filed a Statement of Fact with the Division regarding Respondent's involvement in misappropriating client money.

6. A Forensics Expert Witness Report dated June 18, 2012, provides that the total expected Sabreco security deposits for 180 properties is $279,908, but since the ending balance in the security deposit trust account (ending 2994) was $75,750.14, there is an apparent deficiency of at least 204,157.86.

7. Respondent had signatory authority over the Sabreco security deposit trust account, operating account (ending 3000) and general account.

8. The Division received a Statement of Fact from Debra Dillon on August 2, 2012. Dillon owns real property located at 11062 Zarod Rd., Las Vegas NV 89135. Sabreco managed Dillon's property. The rent check that Respondent sent to Dillon for July 2012 was returned for insufficient funds. Dillon is owned approximately $2,650.

9. The Division received a Statement of Fact from Thomas and Jeanne Molina on August 10, 2012. Molina owns real property located at 9379 Rowland Heights Ct., Las Vegas, NV 89178. Sabreco managed Molina's property. The rent check that Respondent sent to Molina for July 2012 was returned for insufficient funds Molina is owed approximately $1,320.

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10. The Division received a Statement of Fact from Kevin and Eva Lowe on August 20, 2012. Lowe owns real property located at 4719 Grand Ridge Ct., Las Vegas, NV 89147. Sabreco managed Lowe's property. The rent check that Respondent sent to Lowe for July 2012 was returned for insufficient funds. Lowe is owed approximately $1,323 in rent, a $1,700 security deposit, and a $250 maintenance reserve.

11. The Division received a Statement of Fact from Bertran Wagnor on August 27, 2012. Molina owns four real properties located in Las Vegas at: 1830 N. Buffalo Dr., #2072; 794 Calico Vista Blvd., #207; 2451 N. Rainbow Blvd., #1158; and 6400 N. Charleston Blvd., #2004. Sabreco managed Wagnor's properties. Wagnor is owed approximately $7,015 in rent, security deposits, and maintenance reserve.

12. The Division received a Statement of Fact from Nathan and Judy Wagnor on August 29, 2012. They own two real properties in Las Vegas located at: 7624 Pacific Hills, Bldg. 39, Unit 104; and 2451 N. Rainbow Blvd., Bldg. 18, Unit 1120. Sabreco managed the Wagnor's properties. The Wagnors are owed approximately $4,375 in rent, security deposits, and maintenance reserve.

13. The Division received a Statement of Fact from Steven Rogers on September 13, 2012. Rogers owns four real properties in Las Vegas located at: 1249 Pacific Terrace Dr.; 8321 Sky Canyon; 8245 Cactus Canyon; and 3821 Birchview. Sabreco managed Rogers' properties. Respondent sent several rent checks to Rogers that were returned for insufficient funds. Rogers is owed approximately $6,670 in rent, security deposits, and maintenance reserve.

14 The Division received a Statement of Fact from Charles Wells on September 20, 2012. Wells owns two real properties in Las Vegas located at: 1920 Ivy Point, and 11057 Desert Dove. Sabreco managed the Wells' properties. Wells is owed approximately $3,999 in rent, security deposits, and maintenance reserve.

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15. The Division received a Statement of Fact from Nancy Shapiro and Joe McIntyre on October 11, 2012. They owned real property located at 2704 Cool Lilac in Henderson, NV. Sabreco managed their property. They are owed approximately $4,270.50 in rent and security deposit.

16. The Division received a Statement of Fact from Dimitrios Demopoulos on November 13, 2012. Demopoulos was the tenant at 3681 Spring Day Court, Las Vegas, NV 89147. On August 30, 2012, Demopoulos gave Sabreco his 30 day notice to vacate, but he was told that they no longer managed this property. Sabreco did not return Demopoulos's $1,395 security deposit.

17. Respondent pre-signed checks for the operating account and the security deposit account.

18. Respondent and his bookkeeper had access to pre-signed checks for the operating account and the security deposit account.

19. Respondent gave his bookkeeper authority over banking activities such as posting of funds received, depositing funds in the bank, disbursing checks to owners and vendors, preparing reconciliations of the accounts.

20. Respondent failed to supervise his bookkeeper and the operation of his business.

21. Respondent did not submit annual reconciliations to the Division for the years 2009, 2010, and 2011.

22. Respondent did not balance the trust account at least monthly.

23. Respondent did not remit money to clients as described hereinabove.

24. Respondent actions constitute gross negligence or incompetence

VIOLATIONS

Respondent has committed the following violations of law:

25. Respondent violated NRS 645.630(1)(f) by failing to remit money to Debra Dillon.

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26. Respondent violated NRS 645.630(1)(f) by failing to remit money to Thomas and Jeanne Molina.

27. Respondent violated NRS 645.630(1)(f) by failing to remit money to Kevin and Eva Lowe.

28. Respondent violated NRS 645.630(1)(f) by failing to remit money to Bertran Wagnor.

29. Respondent violated NRS 645.630(1)(f) by failing to remit money to Nathan and Judy Wagnor.

30. Respondent violated NRS 645.630(1)(f) by failing to remit money to Steven Rogers.

31. Respondent violated NRS 645.630(1)(f) by failing to remit money to Charles Wells.

32. Respondent violated NRS 645.630(1)(f) by failing to remit money to Nancy Shapiro and Joe McIntyre.

33. Respondent violated NRS 645.630(1)(f) by failing to remit money to Dimitrios Demopoulos

34. Respondent violated NRS 645.630(1)(g)(1) by failing to balance Sabreco's trust account at least monthly.

35. Respondent violated NRS 645.630(1)(g)(2) by failing to submit to the Division an annual accounting of Sabreco's trust account for the year 2009.

36 Respondent violated NRS 645.630(1)(g)(2) by failing to submit to the Division an annual accounting of Sabreco's trust account for the year 2010.

37. Respondent violated NRS 645.630(1)(g)(2) by failing to submit to the Division an annual accounting of Sabreco's trust account for the year 2011.

38. Respondent violated NRS 645.633(1)(h) pursuant to NAC 645.605(1) and (6) by his grossly negligent or incompetent actions.

39. Respondent violated NAC 645.600(1) by failing to supervise his bookkeeper and / or failing to supervise the operation of his business.

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DISCIPLINE AUTHORIZED

40. Pursuant to NRS 645.630 and NRS 645.633, the Commission is empowered to impose an administrative fine of up to $10,000 per violation against Respondent and further to suspend, revoke or place conditions on the license of Respondent.

41. Additionally, under NRS Chapter 622, the Commission is authorized to impose costs of the proceeding upon Respondent, including investigative costs and attorney's fees, if the Commission otherwise imposes discipline on Respondent.

42. Therefore, the Division requests that the Commission take such disciplinary action as it deems appropriate under the circumstances.

NOTICE OF HEARING

PLEASE TAKE NOTICE, that a disciplinary hearing has been set to consider the Administrative Complaint against the above-named Respondent in accordance with Chapters 233B and 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative Code.

THE HEARING WILL TAKE PLACE on July 16, 2013 commencing at 8:30 a.m., or as soon thereafter as the Commission is able to hear the matter, at The Grant Sawyer Building, 555 East Washington Avenue, Room 4401, Las Vegas, Nevada 89101 and via video conference to The Legislative Building, 401 South Carson Street, Room 3137, Carson City, Nevada 89701. The meeting will continue on July 17, 2013 at The Grant Sawyer Building, 555 East Washington Avenue, Room 4401, Las Vegas, Nevada 89101 and via video conference to The Legislative Building, 401 South Carson Street, Room 3137, Carson City, Nevada 89701, and on July 18, 2013 at The Grant Sawyer Building, Gaming Control Board, 555 E. Washington Avenue, Room 2450, Las Vegas, Nevada 89101 and via video conference to The Gaming Control Board, 1919 College Parkway, Carson City, Nevada 89706.

STACKED CALENDAR: **Your hearing is one of several hearings scheduled at the same time as part of a regular meeting of the Commission that is expected to last from July 16 through July 18, 2013.** Thus, your hearing may be continued until later in the day or

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from day to day. It is your responsibility to be present when your case is called. If you are not present when your hearing is called, a default may be entered against you and the Commission may decide the case as if all allegations in the complaint were true. If you need to negotiate a more specific time for your hearing in advance because of coordination with out of state witnesses or the like, please call Rebecca Hardin, Commission Coordinator (702) 486-4074.

YOUR RIGHTS AT THE HEARING: except as mentioned below, the hearing is an open meeting under Nevada's open meeting law, and may be attended by the public. After the evidence and arguments, the commission may conduct a closed meeting to discuss your alleged misconduct or professional competence. A verbatim record will be made by a certified court reporter. You are entitled to a copy of the transcript of the open and closed portions of the meeting, although you must pay for the transcription.

As the Respondent, you are specifically informed that you have the right to appear and be heard in your defense, either personally or through your counsel of choice. At the hearing, the Division has the burden of proving the allegations in the complaint and will call witnesses and present evidence against you. You have the right to respond and to present relevant evidence and argument on all issues involved. You have the right to call and examine witnesses, introduce exhibits, and cross-examine opposing witnesses on any matter relevant to the issues involved.

You have the right to request that the Commission issue subpoenas to compel witnesses to testify and/or evidence to be offered on your behalf. In making the request, you may be required to demonstrate the relevance of the witness' testimony and/or evidence. Other important rights you have are listed in NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.875.

The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC 645 and if the allegations contained herein are substantially proven by the

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evidence presented and to further determine what administrative penalty is to be assessed against the RESPONDENT, if any, pursuant to NRS 645.633 and/or NRS 645.630.

DATED this 11th day of June, 2013.

State of Nevada
Department of Business and Industry
Real Estate Division

By: _____
Gail J. Anderson, Administrator
2501 East Sahara Avenue
Las Vegas, Nevada 89104-4137
(702) 486-4033

CATHERINE CORTEZ MASTO
Attorney General

By: _____
Christopher Eccles
Deputy Attorney General
555 East Washington Ave., Ste. 3900
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(702) 486-3105
Attorneys for Real Estate Division

Attorney General's Office
555 E. Wash. Ave., Ste. 3900
Las Vegas, NV 89101

EXHIBIT "3"

	PROPERTY ADDRESS	APN
1	9500 ASPEN GLOW DR, LAS VEGAS NV 89134-0134	138-19-515-038
2	2460 AVENIDA CORTES, HENDERSON NV 89074-6349	178-19-110-070
3	4710 BRENTLY PL, LAS VEGAS NV 89122-7588	161-22-710-013
4	7873 BRIDGEFIELD LN, LAS VEGAS NV 89147-5099	163-21-617-059
5	509 CANYON GREENS DR, LAS VEGAS NV 89144	138-30-712-004
6	3322 CHELTENHAM ST, LAS VEGAS NV 89129-7227	138-08-810-124
7	3383 CLOVERDALE CT, LAS VEGAS NV 89117-3951	163-16-515-031
8	1624 DESERT CANYON CT, LAS VEGAS NV 89128-7900	138-21-415-018
9	3729 DISCOVERY CREEK AVE, NORTH LAS VEGAS NV 89031	124-30-710-098
10	1392 ECHO FALLS AVE, LAS VEGAS NV 89123-6377	177-26-211-146
11	1701 EMPIRE MINE DR, HENDERSON NV 89014-4081	178-04-310-052
12	9020 FEATHER RIVER CT, LAS VEGAS NV 89117-2367	163-08-213-045
13	1013 GOLDEN HAWK WAY, LAS VEGAS NV 89108-1841	138-26-214-039
14	4521 W LA MADRE WAY, NORTH LAS VEGAS NV 89031-0243	124-31-410-052
15	8562 LAMBERT DR, LAS VEGAS NV 89147-5269	163-21-418-003
16	276 MANZANITA RANCH LN, HENDERSON NV 89012-2186	178-20-311-036
17	2861 MARATHON DR, HENDERSON NV 89074-2497	177-13-210-013
18	5218 MISTY MORNING DR, LAS VEGAS NV 89118-0600	163-26-610-009
19	10317 NEOPOLITAN PL, LAS VEGAS NV 89144	137-25-612-074
20	956 OSTRICH FERN CT, LAS VEGAS NV 89123-4050	177-27-711-248
21	8216 PEACEFUL CANYON DR, LAS VEGAS NV 89128-7926	138-21-415-056
22	6091 PUMPKIN PATCH AVE, LAS VEGAS NV 89142-0791	161-03-413-041
23	5709 RIDGETREE AVE, LAS VEGAS NV 89107-1529	138-25-316-008
24	5524 ROCK CREEK LN, LAS VEGAS NV 89130-1956	125-36-110-041
25	922 SADDLE HORN DR, HENDERSON NV 89002-9536	179-28-411-023
26	5609 SAN ARDO PL, LAS VEGAS NV 89130-5187	138-01-216-001
27	9521 SIERRA SUMMIT AVE, LAS VEGAS NV 89134-0113	138-19-610-008
28	1528 SPLINTER ROCK WAY, NORTH LAS VEGAS NV 89031-1617	124-28-314-011
29	1194 STORMY VALLEY RD, LAS VEGAS NV 89123-3171	177-22-612-037
30	2290 SURREY MEADOWS AVE, HENDERSON NV 89052-2335	178-19-712-019
31	2614 SWEET LEILANI AVE, NORTH LAS VEGAS NV 89031-0693	124-29-615-080
32	2525 VIA DI AUTOSTRADA, HENDERSON NV 89074-6381	178-19-111-022

EXHIBIT "4"

MaxGardner Law PLLC

Consumer Debtor Attorneys
403 S. Washington Street
Post Office Box 1000
Shelby, North Carolina 28151-1000
Office: (704)487-0616 Fax: (888) 876-1647
Webpage: www.maxgardner.com

O. Max Gardner, III Attorney at Law ~ Kerry L. Balentine, Of Counsel

AUTHORIZATION TO RELEASE ACCOUNT INFORMATION

To Whom It May Concern:

This shall serve as formal notice that the undersigned hereby authorizes O. Max Gardner III and MaxGardnerLaw, PLLC; and RR Compliance Consulting and Roberto Rivera, to assist in requesting information, providing notice of errors, negotiating in my behalf, delivering any necessary documents, and pursuing any claims pursuant to the Real Estate Settlement Procedures Act and the Truth in Lending Act. The undersigned hereby requests and authorizes my current servicer, as well as any other servicer, to release or otherwise provide MaxGardnerLaw, PLLC and RR Compliance Consulting, any public and non-public information contained in my loan account, which may include but is not limited to: loan balances, final payoff statements, loan status, payment history, payment activity, and/or property information.

William R. Schulte

Loan No.: .....
Date of Birth:
Soc. Sec. #:

Signature(s): .....
William R. Schulte

State of Nevada
County of Clark

This instrument was acknowledged before me on ..... by William R. Schulte.

.....
Notary

Disclaimer: O. Max Gardner is a Federal Debt Relief Agency by an act of Congress and the President of the United States for his loyalty and dedication seeking relief under the US Bankruptcy Code. We are a debt relief firm of consumer bankruptcy cases in the courts of U.S. and Canada.

Email: omgardner@maxgardnerlaw.com Email: kbalentine@maxgardner.com

William R. Schulte

c/o Melani Schulte, 9811 W Charleston Blvd, Ste 2-351, Las Vegas, NV 89117

29 September 2016

In Re: 9500 ASPEN GLOW DR
LAS VEGAS NV 89134-0134
William R. Schulte, SSN:
Loan:

Please be advised, that per our divorce and bankruptcy, Melani Schulte is solely responsible for the debt associated with the property. Therefore, I authorize you to communicate all information with her about the loan. Further, I authorize Melani Schulte's agents (including the employees and agents of the Law Offices Max Gardner, Max Gardner Law, PLLC, RR Compliance Consulting and the Law Offices of Amberlea Davis) to obtain, share, release, discuss, and otherwise provide to and with each other public and non-public personal information contained in or related to my mortgage loan.

This information may include (but is not limited to) the name, address, telephone number, social security number, credit score, credit report, income, government monitoring information, loss mitigation application status, account balances, program eligibility, and payment activity of the Borrower. I also understand and consent to the disclosure of my personal information and the terms of any agreements under the Making Home Affordable or Hardest Hit Fund Programs by Servicer or State HFA to the U.S. Department of the Treasury or their agents in connection with their responsibilities under the Emergency Economic Stabilization Act.

Please send all mail directly to Melani Schulte at 9811 W Charleston Blvd, Ste 2-351, Las Vegas, NV 89117. If you include my name on the mail, you must also include c/o Melani Schulte. You are authorized to make those changes immediately.

Sincerely,

William R. Schulte

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ by William R. Schulte.

_____
Notary

EXHIBIT "5"

United States Postal Service®

Application for Delivery of Mail Through Agent

See Privacy Act Statement on Reverse

1. Date

In consideration of delivery of my or our (firm) mail to the agent named below, the addressee and agent agree. (1) the addressee or the agent must not file a change of address order with the Postal Service™ upon termination of the agency relationship; (2) the transfer of mail to another address is the responsibility of the addressee and the agent; (3) all mail delivered to the agency under this authorization must be prepaid with new postage when redeposited in the mails; (4) upon request the agent must provide to the Postal Service all addresses to which the agency transfers mail; and (5) when any information required on this form changes or becomes obsolete, the addressee(s) must file a revised application with the Commercial Mail Receiving Agency (CMRA).

NOTE: The applicant must execute this form in duplicate in the presence of the agent, his or her authorized employee, or a notary public. The agent provides the original completed signed PS Form 1583 to the Postal Service and retains a duplicate completed signed copy at the CMRA business location. The CMRA copy of PS Form PS 1583 must at all times be available for examination by the postmaster (or designee) and the Postal Inspection Service. The addressee and the agent agree to comply with all applicable Postal Service rules and regulations relative to delivery of mail through an agent. Failure to comply will subject the agency to withholding of mail from delivery until corrective action is taken.

This application may be subject to verification procedures by the Postal Service to confirm that the applicant resides or conducts business at the home or business address listed in boxes 7 or 10, and that the identification listed in box 8 is valid.

2. Name in Which Applicant's Mail Will Be Received for Delivery to Agent. *(Complete a separate PS Form 1583 for EACH applicant. Spouses may complete and sign one PS Form 1583. Two items of valid identification apply to each spouse. Include dissimilar information for either spouse in appropriate box.)*

3a. Address to be Used for Delivery *(Include PMB or # sign.)*
9811 W CHARLESTON BLVD, STE #2-351

3b. City: LAS VEGAS | 3c. State: NV | 3d. ZIP + 4®: 89117

4. Applicant authorizes delivery to and in care of:

a. Name: William R. Schulte

b. Address *(No., street, apt./ste. no.)*: 9811 W CHARLESTON BLVD, STE #2-351

c. City: LAS VEGAS | d. State: NV | e. ZIP + 4: 89117

5. This authorization is extended to include restricted delivery mail for the undersigned(s):

6. Name of Applicant: WILLIAM R. SCHULTE

7a. Applicant Home Address *(No., street, apt./ste. no)*: 8552 NICE COURT

7b. City: LAS VEGAS | 7c. State: NV | 7d. ZIP + 4: 89129

7e. Applicant Telephone Number *(include area code)*: 7028154711

8. Two types of identification are required. One must contain a photograph of the addressee(s). Social Security cards, credit cards, and birth certificates are unacceptable as identification. The agent must write in identifying information. Subject to verification.

a.

b.

Acceptable identification includes: valid driver's license or state non-driver's identification card; armed forces, government, university, or recognized corporate identification card; passport, alien registration card or certificate of naturalization; current lease, mortgage or Deed of Trust; voter or vehicle registration card; or a home or vehicle insurance policy. A photocopy of your identification may be retained by agent for verification.

9. Name of Firm or Corporation

10a. Business Address *(No., street, apt./ste. no)*

10b. City | 10c. State: NV | 10d. ZIP + 4

10e. Business Telephone Number *(include area code)*

11. Type of Business

12. If applicant is a firm, name each member whose mail is to be delivered. *(All names listed must have verifiable identification. A guardian must list the names of minors receiving mail at their delivery address.)*

13. If a CORPORATION, Give Names and Addresses of Its Officers

14. If business name *(corporation or trade name)* has been registered, give name of county and state, and date of registration.

Warning: The furnishing of false or misleading information on this form or omission of material information may result in criminal sanctions (including fines and imprisonment) and/or civil sanctions (including multiple damages and civil penalties).

15. Signature of Agent/Notary Public

16. Signature of Applicant *(If firm or corporation, application must be signed by officer. Show title.)*

EXHIBIT "6"

State of Nevada
Office of the State Treasurer
Nevada Unclaimed Property
555 E Washington Ave., Suite 4200
Las Vegas, NV 89101-1070
Phone (702) 486-4140

Website: http://NevadaTreasurer.gov

CLAIM FOR PROPERTY PRESUMED ABANDONED

OFFICIAL USE ONLY - DO NOT USE THIS SPACE

Claim # 6047510

Date claim sent:
Claim is: _____Approved _____Denied
For $_____ Date:_____

_____
Administrator

Please note that our office will not accept original claim forms via fax or e-mail.

MELANI SCHULTE
9811 W. CHARLESTON BLVD
STE 2-351
LAS VEGAS, NV 89117

If you conducted business with the reporting entity or were associated with the address in section A below, you may be entitled to this property. For additional documentation that may be needed, see attached instruction sheet. Please allow up to 120 days for processing and payment. There is no cost to claim property reported to this agency. To get started:

1. Fill out sections B completely.
2. EACH CLAIMANT MUST SIGN IN SECTION C IN ORDER FOR THE CLAIM TO BE PROCESSED. Your signature(s) must be NOTARIZED if the claim amount is $500.00 or greater. All claims containing stock or safe deposit box contents must be signed in the presence of a notary public and notarized.
3. RETURN THE ORIGINAL CLAIM FORM TO THE ADDRESS LISTED AT THE TOP OF THIS CLAIM ALONG WITH EACH OF THE FOLLOWING:
   - ☐ A copy of your government issued photo ID.
   - ☐ A copy of your social security card or a document showing your name and social security number.
   - ☐ If available, a copy of any document(s) showing proof you were associated with the address(es) listed in section A below.

Total Shares Claimed 0.0000 Total Cash Claimed $150.00

A. Original Owner Information

Name of Business That Reported Property		Property ID 9902426038
BANK OF AMERICA	Property Cash Value $150.00	Property Description CK01 - CASHIER'S CHECKS
Name of Owner(s) as listed with the State Treasurer SHULTE SSN:	Address Associated with Property UNKNOWN UNKNOWN, 00000	

B. Claimant Information

Relationship to Owner Listed in Section A: Owner

Name(s): SCHULTE MELANI	Daytime Phone (702) 275-8884
Mailing Address: 9811 W. CHARLESTON BLVD STE 2-351	SS# or FEIN#: [redacted]
City, State, Zip: LAS VEGAS NV 89117	Email: MELANI.SCHULTE.81@GMAIL.COM

Change of Address: *If your mailing address changes, please contact our office immediately otherwise, your check will be mailed to the address listed above.*

C. Affidavit

Under penalties of perjury, I certify that this information provided for this claim form is true, and all supporting documentation presented is either original or true unaltered copies of the originals. Upon payment of this claim, said claimant will indemnify and hold harmless the State of Nevada, Officers and Employees from any damages, claims or losses of any kind resulting in payment of the above described property to the claimant under the provisions of Nevada Revised Statutes (NRS) Chapter 120A

Claimant's Signature_____Co-Owner's Signature_____

Subscribed and sworn before me this_____day of _____

NOTARY STAMP

Notary Public_____Commission Expires_____

D. Optional Voluntary Donation Election

Teachers' School Supplies Reimbursement Account Donation

☐ By checking this box you are authorizing the State of Nevada to donate your Unclaimed Property identified in the claim above, that is less than $500, to the Teachers' School Supplies Reimbursement Account per SB 133. Once your claim has been approved, the funds will be transferred.
Note The entire amount of this claim under $500 will be donated.

State of Nevada
Office of the State Treasurer
Nevada Unclaimed Property
555 E Washington Ave., Suite 4200
Las Vegas, NV 89101-1070
Phone: (702) 486-4140

Website: http://www.NevadaTreasurer.gov

OFFICIAL USE ONLY - DO NOT USE THIS SPACE

Claim #: 5489561

Date Claim Sent: 9/27/2016

Claim is: _____Approved _____Denied

_____
Administrator

Please note that our office will not accept claim forms via fax or email.

CLAIM FOR PROPERTY PRESUMED ABANDONED

ATTN: MELANI SCHULTE -
SABRECO WR SCHU
9811 W CHARLESTON BLVD,
SUITE 2351
LAS VEGAS NV 89117

If you conducted business with the reporting entity or were associated with the address in section A below, you may be entitled to this property. For additional documentation that may be needed, see attached instruction sheet. Please allow up to 120 days for processing and payment. There is no cost to claim property reported to this agency. To get started:

1. Fill out section B completely.
2. EACH CLAIMANT MUST SIGN IN SECTION C IN ORDER FOR THE CLAIM TO BE PROCESSED. Your signature(s) must be NOTARIZED if the claim amount is $500.00 or greater. All claims containing stock or safe deposit box contents must be signed in the presence of a notary public and notarized.
3. RETURN THE ORIGINAL CLAIM FORM TO THE ADDRESS LISTED AT THE TOP OF THIS CLAIM ALONG WITH EACH OF THE FOLLOWING:
   - ☑ A copy of your government issued photo ID
   - ☑ A copy of your social security card or a document showing your name and social security number.
   - ☐ If available, a copy of a document(s) showing proof that you were associated with the address(es) listed in section A below.

Total Shares Claimed	0.0000	Total Cash Claimed	$1,333.74

A. Original Owner Information

Name of Business That Reported Property — Property ID: 5002564682

	Property Cash Value	Property Description
114 FRANKLIN TAX-EXEMPT MONEY FUND 3310 QUALITY DR 1ST FLR, PO BOX 2258 RANCHO CORDOVA, CA 95741-2258	$133.74	MISC OUTSTANDING CHECKS

Name of Owner(s)	Address Associated with Property		
SCHULTE WILLIAM R	6010 SMOKE RANCH RD	LAS VEGAS, NV 89108-3700	SO
SCHULTE MELANI	C/O WHY USA	LAS VEGAS, NV 89108-3700	AN

Name of Business That Reported Property — Property ID: 5003844653

	Property Cash Value	Property Description
FUND 1 INDEPENDENT FORECLOSURE REVIEW PAYMENT QSF UNCLAIMED PROPERTY, P O BOX 2258 FARIBAULT, MN 55021	$600.00	MISC OUTSTANDING CHECKS

Name of Owner(s)	Address Associated with Property		
SCHULTE WILLIAM R SSN	8262 NICE CT	LAS VEGAS, NV 89129	SO
SCHULTE MELANI SSN		00000	SO

Name of Business That Reported Property — Property ID: 5002844664

	Property Cash Value	Property Description
FUND 1 INDEPENDENT FORECLOSURE REVIEW PAYMENT QSF UNCLAIMED PROPERTY, P O BOX 2258 FARIBAULT, MN 55021	$600.00	MISC OUTSTANDING CHECKS

Name of Owner(s)	Address Associated with Property		
SCHULTE WILLIAM R SSN	8262 NICE CT	LAS VEGAS, NV 89129	SO
SCHULTE MELANI SSN		00000	SO

B. Claimant Information

Relationship to Owner Listed in Section A: Corporate

Name(s): ATTN: MELANI SCHULTE - SABRECO WR SCHU	Daytime Phone: (702) 275-9904
Mailing Address: 9811 W CHARLESTON BLVD, SUITE 2351	SS# or TIN#:
City, State, Zip: LAS VEGAS, NV 89117	Email: MELANI81@COX.NET

Change of Address: If your mailing address changes, please contact our office immediately; otherwise, your check will be mailed to the address listed above.

CST (Revision 20160815)

EXHIBIT 7

AFFIDAVIT OF MELANI SCHULTE

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

Melani Schulte, being first duly sworn, deposes and states:

1. That I am a competent witness to testify to the matters contained herein and do so of my own personal knowledge, except as to those items on information and belief, and as to those matters I believe the same to be true.

2. I am the Plaintiff in this action and have read the above and foregoing Motion, and all factual statements set forth therein are true and correct to the best of my knowledge.

3. That I incorporate all factual statements herein as though restated in their entirety, particularly the section entitled, "Statement of the Facts" in this affidavit pursuant to NRCP 10.

FURTHER AFFIANT SAYETH NAUGHT.

DATED this 3rd day of FEBRUARY, 2017.

Melani Schulte

MELANI SCHULTE

SUBSCRIBED AND SWORN to before me this 3 day of February, 2017.

NOTARY PUBLIC in and for said County and State

CHERYL ANDERSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-15-2017
Certificate No: 09-11930-1

LAW OFFICES
KELLEHER & KELLEHER LLC
40 S. STEPHANIE STREET, SUITE 201
HENDERSON, NEVADA 89012
(702) 384-7494

MOFI

DISTRICT COURT
FAMILY DIVISION
CLARK COUNTY, NEVADA

Melani Schmitz
Plaintiff/Petitioner

v. William Schmitz
Defendant/Respondent

Case No. D-12-459809-D

Dept. I

MOTION/OPPOSITION FEE INFORMATION SHEET

Notice: Motions and Oppositions filed after entry of a final order issued pursuant to NRS 125, 125B or 125C are subject to the reopen filing fee of $25, unless specifically excluded by NRS 19.0312. Additionally, Motions and Oppositions filed in cases initiated by joint petition may be subject to an additional filing fee of $129 or $57 in accordance with Senate Bill 388 of the 2015 Legislative Session.

Step 1. Select either the $25 or $0 filing fee in the box below.

☒ **$25** The Motion/Opposition being filed with this form is subject to the $25 reopen fee.

-OR-

☐ **$0** The Motion/Opposition being filed with this form is not subject to the $25 reopen fee because:

- ☐ The Motion/Opposition is being filed before a Divorce/Custody Decree has been entered.
- ☐ The Motion/Opposition is being filed solely to adjust the amount of child support established in a final order.
- ☐ The Motion/Opposition is for reconsideration or for a new trial, and is being filed within 10 days after a final judgment or decree was entered. The final order was entered on _____.
- ☐ Other Excluded Motion (must specify) _____.

Step 2. Select the $0, $129 or $57 filing fee in the box below.

☐ **$0** The Motion/Opposition being filed with this form is not subject to the $129 or the $57 fee because:

- ☐ The Motion/Opposition is being filed in a case that was not initiated by joint petition.
- ☐ The party filing the Motion/Opposition previously paid a fee of $129 or $57.

-OR-

☒ **$129** The Motion being filed with this form is subject to the $129 fee because it is a motion to modify, adjust or enforce a final order.

-OR-

☐ **$57** The Motion/Opposition being filing with this form is subject to the $57 fee because it is an opposition to a motion to modify, adjust or enforce a final order, or it is a motion and the opposing party has already paid a fee of $129.

Step 3. Add the filing fees from Step 1 and Step 2.

The total filing fee for the motion/opposition I am filing with this form is:
☐**$0** ☐**$25** ☐**$57** ☐**$82** ☐**$129** ☒**$154**

Party filing Motion/Opposition: Plaintiff Date 2/18/17

Signature of Party or Preparer [signature]

Electronically Filed
5/18/2017 11:22 AM
Steven D. Grierson
CLERK OF THE COURT

ORDER
Amberlea Davis
Nevada Bar Number: 11551
Law Offices of Amberlea Davis
415 S. Sixth St, Ste 300
Las Vegas, NV 89101
Phone: (702) 440-8000
Email: Amber@SheIsMyLawyer.com
Attorney for: Plaintiff

LAW OFFICES OF AMBERLEA DAVIS
415 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702-518-4377

DISTRICT COURT
CLARK COUNTY NEVADA

MELANI SCHULTE, Plaintiff, -vs- WILLIAM R. SCHULTE, Defendants.	CASE: D-12-458809-D DEPT: I

ORDER FROM APRIL 3, 2017 HEARING GRANTING FINAL JUDGMENT AGAINST WILLIAM R. SCHULTE

THIS MATTER came for a hearing on March 8, 2017 and an evidentiary hearing on April 3, 2017 regarding omitted assets and debts and to determine who bears responsibility for omitted debts that had not been determined at the trial pursuant to NRS 125.150(3) and if a fraud, misrepresentation or deceit component exists. Plaintiff Melani Schulte was present at both hearings and proffered testimony. At the March 8th hearing, Melani Schulte was represented by attorney Randy Richards of the law firm Kelleher & Kelleher, LLC and attorney Amberlea Davis. At the April 3rd evidentiary hearing, Melani Schulte was represented by attorney John Kelleher of the law firm Kelleher & Kelleher, LLC and Attorney Amberlea Davis. William R. Schulte filed an opposition, was at the March 8th hearing in proper person and proffered testimony. William R. Schulte failed to appear at the April 3rd evidentiary hearing.

The Court having reviewed the papers and pleadings on file herein, having heard the

arguments of counsel and testimony, having heard the evidence, having been fully apprised as to the facts and matters herein, and for good cause appearing, hereby FINDS and ORDERS as follows:

1. The Court finds that Plaintiff met her burden by providing this court admissible evidence to support the requested relief.
2. The Court finds that the Plaintiff has proved up all requested damages.
3. The Court finds that William R. Schulte was the Licensed Broker and Permitted Property Manager for Sabreco, Inc ("Sabreco"). William R. Schulte as Broker of Sabreco executed leases for the LLCs listed in the individual judgments ("the LLCs"). [Exhibits 1-20]. Sabreco collected rents and security deposits on behalf of the LLCs and deposited those funds into Sabreco trust accounts for which William R. Schulte had sole signatory authority. From these trust accounts, Sabreco paid bank fees and William R. Schulte signed checks to pay Sabreco bills, paid monies to other clients or parties with the monies belonging to the LLCs. Sabreco failed to remit the monies collected for the LLCs to the LLCs. William R. Schulte failed to reconcile the Sabreco trust accounts and failed to file annual reports to the Nevada Real Estate Division ("NRED") for three consecutive years 2009-2011. William R. Schulte acted with fraud, misrepresentation or deceit when deliberately collecting, depositing, keeping and spending the funds belonging to the LLCs, and failing to disclose those wrongful acts to the LLCs and obfuscating that information by not filing mandatory reports.
4. In a previous contempt hearing the Court found that William R. Schulte was entrusted to run the daily operations of Sabreco during the divorce and his management resulted in a discrepancy in excess of $200,000 for which William R. Schulte has not accounted.
5. The Court having considered and weighed the *Brunzell* factors the Court finds that Plaintiff's attorneys' fees were reasonable. Specifically, this was a complex case to

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Las Vegas, Nevada 89101
Telephone: 702-518-4377

prepare and argue; Attorney Davis had over 8 years of legal experience and more than 20 years of business experience and an MBA; Attorney Kelleher had more than 20 years as a divorce attorney; Attorney Richards has many years as a divorce attorney in Nevada; the attorneys performed all material work and provided oral arguments; prepared documentation and Plaintiff was successful on her motion.

6. The Court hereby orders that the individual judgments be entered against William R. Schulte as follows:

   a. 2460 AVENIDA CORTES, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $9,612.38 for $8,262.38 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,350.00 collected which was collected by Sabreco for which 2460 AVENIDA CORTES, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 2460 AVENIDA CORTES, LLC or Melani Schulte as the Successor in Interest to 2460 AVENIDA CORTES, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 1]

   b. KEEP SAFE, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $8,543.00 for $7,248.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,295.00 collected which was collected by Sabreco for which KEEP SAFE, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the KEEP SAFE, LLC or Melani Schulte as the Successor in Interest to KEEP SAFE, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 2]

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c. 4710 BRENTLY, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $9,115.00 for $7,665.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,450.00 collected which was collected by Sabreco for which 4710 BRENTLY, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 4710 BRENTLY, LLC or Melani Schulte as the Successor in Interest to 4710 BRENTLY, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 3]

d. 3322 CHELTENHAM LLC, the property owner, shall be awarded a monetary judgment: In the amount of $10,260.00 for $8,960.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,300.00 collected which was collected by Sabreco for which 3322 CHELTENHAM LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 3322 CHELTENHAM LLC or Melani Schulte as the Successor in Interest to 3322 CHELTENHAM LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 4]

e. 3383 CLOVERDALE, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $10,250.76 for $8,000.76 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $2,250.00 collected which was collected by Sabreco for which 3383 CLOVERDALE, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 3383 CLOVERDALE, LLC or Melani Schulte as

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Las Vegas, Nevada 89101
Telephone: 702-518-4377

the Successor in Interest to 3383 CLOVERDALE, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 5]

f. 3729 DISCOVERY CREEK, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $13,900.00 for $12,400.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,500.00 collected which was collected by Sabreco for which 3729 DISCOVERY CREEK, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 3729 DISCOVERY CREEK, LLC or Melani Schulte as the Successor in Interest to 3729 DISCOVERY CREEK, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 6]

g. 1392 ECHO FALLS, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $9,615.00 for $8,365.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,250.00 collected which was collected by Sabreco for which 1392 ECHO FALLS, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 1392 ECHO FALLS, LLC or Melani Schulte as the Successor in Interest to 1392 ECHO FALLS, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 7]

h. 1701 EMPIRE MINE, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $10,900.00 for $8,550.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $2,350.00 collected which was collected by

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416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702.518-4377

Sabreco for which 1701 EMPIRE MINE, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 1701 EMPIRE MINE, LLC or Melani Schulte as the Successor in Interest to 1701 EMPIRE MINE, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 8]

i. 9020 FEATHER RIVER, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $10,400.00 for $8,775.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,625.00 collected which was collected by Sabreco for which 9020 FEATHER RIVER, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 9020 FEATHER RIVER, LLC or Melani Schulte as the Successor in Interest to 9020 FEATHER RIVER, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 9]

j. CHERISH, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $12,060.00 for $10,465.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,595.00 collected which was collected by Sabreco for which CHERISH, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the CHERISH, LLC or Melani Schulte as the Successor in Interest to CHERISH, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 10]

k. 276 MANZANITA RANCH LLC , the property owner, shall be awarded a monetary judgment: In the amount of $10,125.00 for $8,575.00 of rents

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416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702-518-4377

collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,550.00 collected which was collected by Sabreco for which 276 MANZANITA RANCH LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 276 MANZANITA RANCH LLC or Melani Schulte as the Successor in Interest to 276 MANZANITA RANCH LLC ; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 11]

l. 2861 MARATHON, LLC , the property owner, shall be awarded a monetary judgment: In the amount of $11,228.75 for $9,528.75 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,700.00 collected which was collected by Sabreco for which 2861 MARATHON, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 2861 MARATHON, LLC or Melani Schulte as the Successor in Interest to 2861 MARATHON, LLC ; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 12]

m. 1341 MINUET, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $12,402.71 for $10,552.71 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,850.00 collected which was collected by Sabreco for which 1341 MINUET, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 1341 MINUET, LLC or Melani Schulte as the Successor in Interest to 1341 MINUET, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry

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Las Vegas, Nevada 89101
Telephone: 702.518-4377

of the judgment. [Exhibit 13]

n. 956 OSTRICH FERN, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $10,021.00 for $8,571.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,450.00 collected which was collected by Sabreco for which 956 OSTRICH FERN, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 956 OSTRICH FERN, LLC or Melani Schulte as the Successor in Interest to 956 OSTRICH FERN, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 14]

o. 8216 PEACEFUL CANYON, LLC , the property owner, shall be awarded a monetary judgment: In the amount of $10,715.00 for $9,065.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,650.00 collected which was collected by Sabreco for which 8216 PEACEFUL CANYON, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 8216 PEACEFUL CANYON, LLC or Melani Schulte as the Successor in Interest to 8216 PEACEFUL CANYON, LLC ; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 15]

p. 5524 ROCK CREEK, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $14,590.00 for $13,440.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,150.00 collected which was collected by Sabreco for which 5524 ROCK CREEK, LLC was liable; Against William R.

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Las Vegas, Nevada 89101
Telephone: 702.518-4377

Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 5524 ROCK CREEK, LLC or Melani Schulte as the Successor in Interest to 5524 ROCK CREEK, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 16]

q. 5609 SAN ARDO, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $10,400.00 for $9,200.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,200.00 collected which was collected by Sabreco for which 5609 SAN ARDO, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 5609 SAN ARDO, LLC or Melani Schulte as the Successor in Interest to 5609 SAN ARDO, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 17]

r. 9521 SIERRA SUMMIT, LLC , the property owner, shall be awarded a monetary judgment: In the amount of $11,093.00 for $9,443.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,650.00 collected which was collected by Sabreco for which 9521 SIERRA SUMMIT, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 9521 SIERRA SUMMIT, LLC or Melani Schulte as the Successor in Interest to 9521 SIERRA SUMMIT, LLC ; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 18]

s. 2290 SURREY MEADOWS, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $11,599.00 for $9,849.00 of rents

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Telephone: 702.518-4377

collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,750.00 collected which was collected by Sabreco for which 2290 SURREY MEADOWS, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 2290 SURREY MEADOWS, LLC or Melani Schulte as the Successor in Interest to 2290 SURREY MEADOWS, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 19]

t. 2614 SWEET LEILANI, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $12,110.00 for $10,760.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,350.00 collected which was collected by Sabreco for which 2614 SWEET LEILANI, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 2614 SWEET LEILANI, LLC or Melani Schulte as the Successor in Interest to 2614 SWEET LEILANI, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 20]

u. Melani Schulte shall be awarded $1,556.00 against William R. Schulte for payments Melani Schulte made for the Arcizewski matter, with interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 21]

v. Melani Schulte shall be awarded all reasonable attorney fees and costs incurred to prosecute this matter against William R. Schulte in the amount of $22,000 with interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment, plus all additional attorneys

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fees and costs in the future collection of these individual judgments and collectable by all lawful means. [Exhibit 22]

BASED UPON THE FOREGOING IT IS HEREBY ORDERED, ADJUDGED AND DECREED.

IT IS SO ORDERED ON this 8th day of May 2017.

DISTRICT COURT JUDGE

Submitted by:

Attorney Amberlea Davis
Nevada Bar #11351 5/5/17

LAW OFFICES OF AMBERLEA DAVIS
416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702-518-4377

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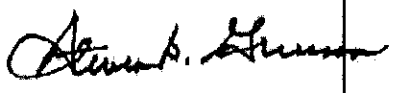
Steven D. Grierson
CLERK OF THE COURT



JUDG
Amberlea Davis
Nevada Bar Number: 11551
Law Offices of Amberlea Davis
415 S. Sixth St, Ste 300
Las Vegas, NV 89101
Phone: (702) 440-8000
Email: Amber@SheIsMyLawyer.com
Attorney for: CHERISH, LLC and
Successor in Interest Melani Schulte

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416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702-518-4377

DISTRICT COURT
CLARK COUNTY NEVADA

MELANI SCHULTE, Plaintiff, -vs- WILLIAM R. SCHULTE, Defendants.	CASE: D-12-458809-D DEPT: I

FINAL JUDGMENT IN FAVOR OF CHERISH, LLC AND AGAINST WILLIAM R. SCHULTE

THIS MATTER came for a hearing on March 8, 2017 and an evidentiary hearing on April 3, 2017 regarding omitted assets and debts and to determine who bears responsibility for omitted debts that had not been determined at the trial pursuant to NRS 125.150(3) and if a fraud, misrepresentation or deceit component exists. Plaintiff Melani Schulte was present at both hearings and proffered testimony. At the March 8th hearing, Melani Schulte was represented by attorney Randy Richards of the law firm Kelleher & Kelleher, LLC and attorney Amberlea Davis. At the April 3rd evidentiary hearing, Melani Schulte was represented by attorney John Kelleher of the law firm Kelleher & Kelleher, LLC and Attorney Amberlea Davis. William R. Schulte filed an opposition, was at the March 8th hearing in proper person and proffered testimony. William R. Schulte failed to appear at the April 3rd evidentiary hearing.

The Court having reviewed the papers and pleadings on file herein, having heard the arguments of counsel and testimony, having heard the evidence, having been fully apprised as to the facts and matters herein, and for good cause appearing ORDERED, ADJUDGED and DECREED:

28. The Court finds that Plaintiff met her burden by providing this court admissible evidence to support the requested relief. The Court finds that Plaintiff has proved up all requested damages.

29. The Court finds that William R. Schulte was the Licensed Broker and Permitted Property Manager for Sabreco, Inc. ("Sabreco"). William R. Schulte as Broker of Sabreco executed a lease for CHERISH, LLC. Sabreco collected rents and security deposits on behalf of CHERISH, LLC and deposited those funds into Sabreco trust accounts for which William R. Schulte had sole signatory authority. From these trust accounts, Sabreco paid bank fees and William R. Schulte signed checks to pay Sabreco bills, paid monies to other clients or parties with the monies belonging to CHERISH, LLC. Sabreco failed to remit the monies collected for CHERISH, LLC to CHERISH, LLC. William R. Schulte failed to reconcile the Sabreco trust accounts and failed to file annual reports to the Nevada Real Estate Division ("NRED") for three consecutive years 2009-2011. William R. Schulte acted with fraud, misrepresentation or deceit when deliberately collecting, depositing, keeping and spending the funds belonging to CHERISH, LLC, and failing to disclose those wrongful acts to CHERISH, LLC and obfuscating that information by not filing mandatory reports and not reconciling the bank statements monthly.

30. In a previous contempt hearing the Court found that William R. Schulte was entrusted to run the daily operations of Sabreco during the divorce and his management resulted in a discrepancy in excess of $200,000 for which William R. Schulte has not accounted.

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416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702-518-4377

TOTAL MONETARY JUDGMENT

CHERISH, LLC, the property owner, is awarded a monetary judgment: In the amount of $12,060.00 for $10,465.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,595.00 collected which was collected by Sabreco for which CHERISH, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the CHERISH, LLC or Melani Schulte as the Successor in Interest to CHERISH, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment.

IT IS SO ORDERED this 16 day of May 2017.

DISTRICT COURT JUDGE

Submitted by:

/s Amberlea Davis 5/5/17
Attorney Amberlea Davis
Nevada Bar #11551

LAW OFFICES OF AMBERLEA DAVIS
416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702-518-4377

AUG 16 2017
CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE DOCUMENT ON FILE

WRIT

MELANI SCHULTE
(Name)
9811 W. CHARLESTON BLVD., STE 2-351
(Address)
LAS VEGAS, NV 89117
(City, State, Zip Code)
702-275-9904
(Telephone Number)
MELANI.SCHULTE.81@GMAIL.COM
(E-mail Address)
☒ Plaintiff/ ☐ Counterclaimant, In Proper Person

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

MELANI SCHULTE,
Plaintiff(s),

vs.

WILLIAM R.SCHULTE,
Defendant(s).

Case No.: D-12-458809-D
Dept. No.: I

WRIT OF GARNISHMENT

This WRIT must be answered, signed and returned to:
Office of the Ex-Officio Constable
301 E. Clark Avenue, Suite 100
Las Vegas, NV 89101

THE STATE OF NEVADA TO:

CLARK COUNTY CREDIT UNION, 2625 N. TENAYA WAY, LAS VEGAS, NV 89128, Garnishee.

You are hereby notified that you are attached as garnishee in the above-entitled action, and you are commanded not to pay any debt from yourself to WILLIAM R. SCHULTE, Defendant(s), and that you must retain possession and control of all personal property, money, credits, debts, effects, and choses in action of said Defendant(s) in order that the same may be dealt with according to law; where such property consists of wages, salaries, commissions or bonuses, the amount you shall retain shall be in accordance with 15 U.S. Code 1673 and Nevada Revised Statutes 31.295.

Plaintiff believes that you have property, money, credits, debts, effects, and choses in action in your hands and under your custody and control belonging to said Defendant(s), more particularly described as:

CLARK COUNTY CREDIT UNION, 2625 N. TENAYA WAY, LAS VEGAS, NV 89128. BANK ACCOUNTS-CHECKING SAVINGS,MONEY MARKET,SAFE DEPOSIT.WILLIAM R. SCHULTE SS#[redacted] A JUDGMENT WAS ENTERED FOR THE AMOUNTS DUE UNDER ORDER ENTERED MAY 18, 2017, BY THE DISTRICT COURT FOR "FINAL JUDGMENT IN FAVOR OF CHERISH, LLC AND AGAINST WILLIAM R. SCHULTE.

YOU ARE REQUIRED within 20 days from the date of service of this Writ of Garnishment to answer the interrogatories set forth herein and forward such answer to the office of the Sheriff or Constable which issued the Writ of Garnishment. In case of your failure to answer the interrogatories within 20 days, a Judgment by Default will be entered against you for:

(a) The amount demanded in the Writ of Garnishment or the value of the property described in the writ, as the case may be; or

(b) If the garnishment is pursuant to NRS 31.291, the amount of the lien created pursuant to that section, which amount or property must be clearly set forth in the Writ of Garnishment.

IF YOUR ANSWERS TO the interrogatories indicate that you are the employer of the Defendant(s), this Writ of Garnishment shall be deemed to **CONTINUE FOR 120 DAYS** or until the amount demanded in the attached Writ of Execution is satisfied, whichever occurs earlier.

YOU ARE FURTHER DIRECTED to forward all funds due to the Defendant(s) each payday in the future, **UP TO 120 DAYS**, less any amount which is exempt and less $3.00 per pay period (not to exceed $12.00 per month) which you may retain as a fee for compliance. The $3.00 fee does not apply to the first pay period covered by this Writ of Garnishment.

YOU ARE FURTHER REQUIRED to serve a copy of your answers to the interrogatories on Plaintiff and Defendant(s) at the addresses listed below.

Issued at direction of *(sign and check one)*:

Melani Schulte

☒ Plaintiff/ ☐ Counterclaimant

SHERIFF/CONSTABLE – CLARK COUNTY

S. Lang P #9599

Title Date

MELANI SCHULTE,9811 W. CHARLESTON BLVD., STE2-351, LAS VEGAS, NV 89117

Name and address of Plaintiff or Counterclaimant

WILLIAM R. SCHULTE, 8252 NICE CT, LAS VEGAS, NV 89129

Name and address of Defendant(s)

© 2011 Clark County Civil Law Self-Help Center

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

The undersigned being duly sworn states that I received the within WRIT OF GARNISHMENT on the _____ day of _____, 20_____, and personally served the same on the _____ day of _____, 20_____ in the same manner as provided by rule of court or law of this state for the service of a summons in a civil action, and I tendered the statutory fee of $5.00 to _____ at _____, City of _____, County of _____, State of Nevada.

By: _____
Title

INTERROGATORIES TO BE ANSWERED BY THE GARNISHEE AND SIGNED UNDER PENALTY OF PERJURY:

1. Are you in any manner indebted to the Defendant(s) _____, or either of them, either in property or money, and is the debt now due? If not due, when is the debt to become due? State fully all particulars.

Answer: No

2. Are you an employer of one or all of the Defendants? If so, state the length of your pay period and the amount of disposable earnings, as defined in NRS 31.295, that each Defendant presently earns during a pay period. State the minimum amount of disposable earnings that is exempt from this garnishment, which is the federal minimum hourly wage prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C. § 206(a)(1), in effect at the time the earnings are payable multiplied by 50 for each week of the pay period, after deducting any amount required by law to be withheld.

Calculate the attachable amount as follows *(check one of the following)*:

© 2011 Clark County Civil Law Self-Help Center

The employee is paid: [A] Weekly: _____, [B] Biweekly: _____, [C] Semimonthly: _____, [D] Monthly: _____

(1) Gross Earnings $_____

(2) Deductions required by law (not including child support) $_____

(3) Disposable Earnings [Subtract line 2 from line 1] $_____

(4) Federal Minimum Wage $_____

(5) Multiply line 4 by 50 $_____

(6) Complete the following directions in accordance with the letter selected above:

[A] Multiply line 5 by 1 $_____

[B] Multiply line 5 by 2 $_____

[C] Multiply line 5 by 52 and then divide by 24 $_____

[D] Multiply line 5 by 52 and then divide by 12 $_____

(7) Subtract line 6 from line 3 $_____

This is the attachable earnings. This amount must not exceed 25% of the disposable earnings from line 3.

Answer: NO

3. Did you have in your possession, in your charge or under your control, on the date the Writ of Garnishment was served upon you, any money, property, effects, goods, chattels, rights, credits or choses in action of the Defendants, or either of them, or in which Defendants are interested? If so, state its value, and state fully all particulars.

Answer: NO

4. Do you know of any debts owing to the Defendant(s), whether due or not due, or any money, property, effects, goods, chattels, rights, credits or choses in action, belonging to Defendant(s) or in which Defendant(s) is/are interested, and now in the possession or under the control of others? If so, state all particulars.

Answer: No

5. Are you a financial institution with a personal account held by one or all of the Defendants? If so, state the account number and the amount of money in the account which is subject to garnishment. As set forth in section 3 of Assembly Bill 223 (76th Sess. 2011), $2,000 or the entire amount in the account, whichever is less, is not subject to garnishment if the financial institution reasonably identifies that an electronic deposit of money has been made into the account within the immediately preceding 45 days which is exempt from execution, including, without limitation, payments of money described in section 3 of Assembly Bill 223 or, if no such deposit has been made, $400 or the entire amount in the account, whichever is less, is not subject to garnishment, unless the garnishment is for the recovery of money owed for the support of any person. The amount which is not subject to garnishment does not apply to each account of the judgment debtor, but rather is an aggregate amount that is not subject to garnishment.

Answer: No. He closed his account out on 09/13/17 and stated was moving to Minnesota. Writ was received 09/14/17 at 9:00 a.m.

6. State your correct name and address, or the name and address of your attorney upon whom written notice of further proceedings in this action may be served.

Answer: Ardith Russell, Financial Operations, Clark County Credit Union

Clark County Credit Union
PO Box 36490
Las Vegas, NV 89133

I declare under penalty of perjury that the answers to the foregoing interrogatories by me subscribed are true and correct.

Executed on the 14 **day of the month of** September **of the year 20**17.

Ardith Russell
(Signature of Garnishee)

Print name: Ardith Russell
Title: Financial Operations Specialist

NOTE: Under 31.297, if an employer, without legal justification, refuses to withhold the earnings of a Defendant demanded in a **WRIT OF GARNISHMENT** or knowingly misrepresents the earnings of the Defendant, the court may order the employer to appear and show cause why he should not be subject to the following penalties:

(1) If the Plaintiff has received a judgment against the Defendant, an order to the employer to pay the Plaintiff the amount of arrearages caused by the employer's refusal to withhold or his misrepresentation of the Defendant's earnings.

(2) In addition, the court may order the employer to pay the Plaintiff punitive damages in an amount not to exceed $1,000 for each pay period in which the employer has, without legal justification, refused to withhold the Defendant's earnings or has misrepresented the earnings.

OFFICE OF THE EX-OFFICIO CONSTABLE
LAS VEGAS

September 20, 2017

MELANI SCHUTLE
49811 W CHARLESTON BLVD 2-351
LAS VEGAS, NV 89117

In the matter regarding:

Case#: 17LVTC030323

Defendant: WILLIAM R SCHUTLE

We have served the court order in your case, but it could not be processed for the following reason(s):

CLOSED ACCOUNT ON 09/13/17 PER INTERROG 09/20/17 CK

If new information becomes available in this case, please feel free to re-contact this office. We appreciate your business and are ready to assist you in the future.

Sincerely,

Office of the Ex-Officio Constable

By: CELESTE K
Office of the Ex-Officio Constable Clerk

301 E. Clark Avenue Suite 100
Las Vegas, NV 89101
(702) 455-4099 • Fax: (702) 385-2436

WRIT

MELANI SCHULTE
(Name and Bar Number (if any))
9811 W. CHARLESTON BLVD., STE 2-351
(Address)
LAS VEGAS, NV 89117
(City, State, Zip Code)
702-275-9904
(Telephone and Facsimile Number)
MELANI.SCHULTE.81@GMAIL.COM
(E-mail Address)
☐ Attorney for *(Name)*:
☒ Plaintiff, ☐ Counterclaimant, or ☐ Third-Party Plaintiff, In Proper Person

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

MELANI SCHULTE, Plaintiff(s), vs. WILLIAM R. SCHULTE, Defendant(s).	Case No.: D-12-458809-D Dept. No.: I **WRIT OF EXECUTION** ☐ EARNINGS ☑ BANK ACCOUNT ☐ OTHER PROPERTY

THE PEOPLE OF THE STATE OF NEVADA:

To the Sheriff of Clark County or the Constable for the Township of Las Vegas.

Greetings:

☒ To Financial Institutions: This judgment is for the recover of money for the support of a person.

On MAY 18, 2017, a judgment was entered by the above-entitled court in the above-entitled action in favor of MELANI SCHULTE, as Judgment creditor and against WILLIAM R. SCHULTE, as Judgment Debtor, for:

$ 12,060.00 Principal,

$ _____ Pre-Judgment Interest,

$ _____ Attorney's Fees, and

$ _____ Costs, making a total amount of

$ 12,060.00 **The judgment as entered**, and

WHEREAS, according to an affidavit or a memorandum of costs after judgment, or both, filed herein, it appears that further sums have accrued since the entry of judgment, to wit:

$ 0.00 Accrued Interest, and

$ 0.00 Accrued Costs, together with

$ _____ Fee, for the issuance of this writ, making a total of

$ _____ **As accrued costs, accrued interest and fees,**

Credit must be given for payments and partial satisfactions in the amount of

$ 0.00

which is to be first credited against the total accrued costs and accrued interest, with any excess credited against the judgment as entered, leaving a net balance of

$ 12,060.00

actually due on the date of the issuance of this writ, of which

$ _____

bears interest at 6.25% percent per annum, in the amount of $ 2.10 per day, from the date of judgment to the date of levy, to which must be added the commissions and costs of the officer executing this writ.

NOW, THEREFORE, SHERIFF or CONSTABLE, you are hereby commanded to satisfy this judgment with interest and costs as provided by law, out of the following personal property of the judgment debtor, except that for any workweek, 75 percent of the disposable earnings of the debtor during that week or 50 times the minimum hourly wage prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C. § 206(a)(1), and in effect at the time the earnings are payable, whichever is greater, is exempt from any levy of execution pursuant to this writ, and if sufficient personal property cannot be found, then out of the real property belonging to the debtor in the aforesaid county.

A JUDGMENT WAS ENTERED FOR THE AMOUNTS DUE UNDER ORDER ENTERED MAY 18, 2017, BY THE DISTRICT COURT FOR "FINAL JUDGMENT IN FAVOR OF CHERISH, LLC AND MELANI SCHULTE, SUCCESSOR IN INTEREST AGAINST WILLIAM R. SCHULTE. THE COURT FOUND WILLIAM R. SCHULTE ACTED WITH FRAUD, MISREPRESENTATION OR DECEIT WHEN DELIBERATELY COLLECTING, DEPOSITING, KEEPING & SPENDING THE FUNDS BELONGING TO CHERISH,LLC.

You are required to return this Writ from date of issuance not less than 10 days or more than 60 days with the results of your levy endorsed thereon.

DISTRICT COURT SEAL

STEVEN D. GRIERSON
CLERK OF COURT

By: _____ SEP 12 2017
Deputy Clerk SHERRY WOODARD Date

Issued at the direction of:

(Signature) _____

☐ Attorney for (Name):

☒ Plaintiff, ☐ Counterclaimant, or ☐ Third-Party Plaintiff, In Proper Person

Name: MELANI SCHULTE
Address: 9811 W. CHARLESTON BLVD., STE 2-351
City, State, Zip: LAS VEGAS, NV 89117
Phone: 702-275-9904
E-mail: MELANI.SCHULTE.81@GMAIL.COM

Make Check Payable To:
Office of the Ex-Officio Constable
301 E. Clark Avenue, Suite 100
Las Vegas, NV 89101
702-455-4099
Put Case # & Name on Check

SHERIFF OR CONSTABLE INFORMATION

AMOUNTS TO BE COLLECTED BY LEVY:

NET BALANCE: $12,060.00

Garnishment Fee: 5
Mileage: 14
Levy Fee: 30
Sub-Total: 12,109
Commission: 113.05

TOTAL LEVY: 12,222.05

RETURN:

✓ Not satisfied $ 0
____ Satisfied in sum of $____
____ Costs retained $____
____ Commission retained $____
____ Costs incurred $____
____ Commission incurred $____
____ Costs received $____

REMITTED TO JUDGMENT CREDITOR:

$_____

I hereby certify that I have this date returned the foregoing Writ of Execution with the results of the levy endorsed thereon.

SHERIFF OF CLARK COUNTY or
CONSTABLE FOR THE TOWNSHIP OF _____

By: _____ _____
Title **Date**

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5/18/2017 2:29 PM
Steven D. Grierson
CLERK OF THE COURT

JUDG
Amberlea Davis
Nevada Bar Number: 11551
Law Offices of Amberlea Davis
415 S. Sixth St, Ste 300
Las Vegas, NV 89101
Phone: (702) 440-8000
Email: Amber@SheIsMyLawyer.com
Attorney for: 1701 EMPIRE MINE, LLC and
Successor in Interest Melani Schulte

LAW OFFICES OF AMBERLEA DAVIS
416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702-518-4377

DISTRICT COURT
CLARK COUNTY NEVADA

MELANI SCHULTE, Plaintiff, -vs- WILLIAM R. SCHULTE, Defendants.	CASE: D-12-458809-D DEPT: I

FINAL JUDGMENT IN FAVOR OF 1701 EMPIRE MINE, LLC AND AGAINST WILLIAM R. SCHULTE

THIS MATTER came for a hearing on March 8, 2017 and an evidentiary hearing on April 3, 2017 regarding omitted assets and debts and to determine who bears responsibility for omitted debts that had not been determined at the trial pursuant to NRS 125.150(3) and if a fraud, misrepresentation or deceit component exists. Plaintiff Melani Schulte was present at both hearings and proffered testimony. At the March 8th hearing, Melani Schulte was represented by attorney Randy Richards of the law firm Kelleher & Kelleher, LLC and attorney Amberlea Davis. At the April 3rd evidentiary hearing, Melani Schulte was represented by attorney John Kelleher of the law firm Kelleher & Kelleher, LLC and Attorney Amberlea Davis. William R. Schulte filed an opposition, was at the March 8th hearing in proper person and proffered testimony. William R. Schulte failed to appear at the April 3rd evidentiary hearing.

The Court having reviewed the papers and pleadings on file herein, having heard the arguments of counsel and testimony, having heard the evidence, having been fully apprised as to the facts and matters herein, and for good cause appearing ORDERED, ADJUDGED and DECREED:

22. The Court finds that Plaintiff met her burden by providing this court admissible evidence to support the requested relief. The Court finds that Plaintiff has proved up all requested damages.

23. The Court finds that William R. Schulte was the Licensed Broker and Permitted Property Manager for Sabreco, Inc. ("Sabreco"). William R. Schulte as Broker of Sabreco executed a lease for 1701 EMPIRE MINE, LLC. Sabreco collected rents and security deposits on behalf of 1701 EMPIRE MINE, LLC and deposited those funds into Sabreco trust accounts for which William R. Schulte had sole signatory authority. From these trust accounts, Sabreco paid bank fees and William R. Schulte signed checks to pay Sabreco bills, paid monies to other clients or parties with the monies belonging to 1701 EMPIRE MINE, LLC. Sabreco failed to remit the monies collected for 1701 EMPIRE MINE, LLC to 1701 EMPIRE MINE, LLC. William R. Schulte failed to reconcile the Sabreco trust accounts and failed to file annual reports to the Nevada Real Estate Division ("NRED") for three consecutive years 2009-2011. William R. Schulte acted with fraud, misrepresentation or deceit when deliberately collecting, depositing, keeping and spending the funds belonging to 1701 EMPIRE MINE, LLC, and failing to disclose those wrongful acts to 1701 EMPIRE MINE, LLC and obfuscating that information by not filing mandatory reports and not reconciling the bank statements monthly.

24. In a previous contempt hearing the Court found that William R. Schulte was entrusted to run the daily operations of Sabreco during the divorce and his management resulted in a discrepancy in excess of $200,000 for which William R. Schulte has not

LAW OFFICES OF AMBERLEA DAVIS
416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702.518-4377

accounted.

TOTAL MONETARY JUDGMENT

1701 EMPIRE MINE, LLC, the property owner, is awarded a monetary judgment: In the amount of $10,900.00 for $8,550.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $2,350.00 collected which was collected by Sabreco for which 1701 EMPIRE MINE, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 1701 EMPIRE MINE, LLC or Melani Schulte as the Successor in Interest to 1701 EMPIRE MINE, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment.

IT IS SO ORDERED this 16 day of May 2017.

DISTRICT COURT JUDGE

Submitted by:

5/5/17

/s Amberlea Davis
Attorney Amberlea Davis
Nevada Bar #11551

AUG 18 2017

CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE DOCUMENT ON FILE

LAW OFFICES OF AMBERLEA DAVIS
416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702-518-4377

WRIT

MELANI SCHULTE
(Name)
9811 W. CHARLESTON BLVD., STE 2-351
(Address)
LAS VEGAS, NV 89117
(City, State, Zip Code)
702-275-9904
(Telephone Number)
MELANI.SCHULTE.81@GMAIL.COM
(E-mail Address)
☒ Plaintiff/ ☐ Counterclaimant, In Proper Person

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

MELANI SCHULTE, Plaintiff(s), vs. WILLIAM R.SCHULTE, Defendant(s).	Case No.: D-12-458809-D Dept. No.: I

WRIT OF GARNISHMENT

This WRIT must be answered, signed and returned to:
Office of the Ex-Officio Constable
301 E. Clark Avenue, Suite 100
Las Vegas, NV 89101

THE STATE OF NEVADA TO:

CLARK COUNTY CREDIT UNION, 2625 N. TENAYA WAY, LAS VEGAS, NV 89128, Garnishee.

You are hereby notified that you are attached as garnishee in the above-entitled action, and you are commanded not to pay any debt from yourself to WILLIAM R. SCHULTE, Defendant(s), and that you must retain possession and control of all personal property, money, credits, debts, effects, and choses in action of said Defendant(s) in order that the same may be dealt with according to law; where such property consists of wages, salaries, commissions or bonuses, the amount you shall retain shall be in accordance with 15 U.S. Code 1673 and Nevada Revised Statutes 31.295.

Plaintiff believes that you have property, money, credits, debts, effects, and choses in action in your hands and under your custody and control belonging to said Defendant(s), more particularly described as:

CLARK COUNTY CREDIT UNION, 2625 N. TENAYA WAY, LAS VEGAS, NV 89128. BANK ACCOUNTS-CHECKING SAVINGS,MONEY MARKET,SAFE DEPOSIT.WILLIAM R. SCHULTE SS#[redacted] A JUDGMENT WAS ENTERED FOR THE AMOUNTS DUE UNDER ORDER ENTERED MAY 18, 2017, BY THE DISTRICT COURT FOR "FINAL JUDGMENT IN FAVOR OF 1701 EMPIRE MINE, LLC AND AGAINST WILLIAM R. SCHULTE.

YOU ARE REQUIRED within 20 days from the date of service of this Writ of Garnishment to answer the interrogatories set forth herein and forward such answer to the office of the Sheriff or Constable which issued the Writ of Garnishment. In case of your failure to answer the interrogatories within 20 days, a Judgment by Default will be entered against you for:

(a) The amount demanded in the Writ of Garnishment or the value of the property described in the writ, as the case may be; or

(b) If the garnishment is pursuant to NRS 31.291, the amount of the lien created pursuant to that section, which amount or property must be clearly set forth in the Writ of Garnishment.

IF YOUR ANSWERS TO the interrogatories indicate that you are the employer of the Defendant(s), this Writ of Garnishment shall be deemed to **CONTINUE FOR 120 DAYS** or until the amount demanded in the attached Writ of Execution is satisfied, whichever occurs earlier.

YOU ARE FURTHER DIRECTED to forward all funds due to the Defendant(s) each payday in the future, **UP TO 120 DAYS**, less any amount which is exempt and less $3.00 per pay period (not to exceed $12.00 per month) which you may retain as a fee for compliance. The $3.00 fee does not apply to the first pay period covered by this Writ of Garnishment.

YOU ARE FURTHER REQUIRED to serve a copy of your answers to the interrogatories on Plaintiff and Defendant(s) at the addresses listed below.

Issued at direction of *(sign and check one)*:

Melani Schulte

☒ Plaintiff/ ☐ Counterclaimant

SHERIFF/CONSTABLE – CLARK COUNTY

S. Lang P #9599

Title Date

MELANI SCHULTE,9811 W. CHARLESTON BLVD., STE2-351, LAS VEGAS, NV 89117

Name and address of Plaintiff or Counterclaimant

WILLIAM R. SCHULTE, 8252 NICE CT, LAS VEGAS, NV 89129

Name and address of Defendant(s)

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

The undersigned being duly sworn states that I received the within WRIT OF GARNISHMENT on the _____ day of _____, 20_____, and personally served the same on the _____ day of _____, 20_____ in the same manner as provided by rule of court or law of this state for the service of a summons in a civil action, and I tendered the statutory fee of $5.00 to _____ at _____, City of _____, County of _____, State of Nevada.

By: _____
Title

INTERROGATORIES TO BE ANSWERED BY THE GARNISHEE AND SIGNED UNDER PENALTY OF PERJURY:

1. Are you in any manner indebted to the Defendant(s) _____, or either of them, either in property or money, and is the debt now due? If not due, when is the debt to become due? State fully all particulars.

Answer: No

2. Are you an employer of one or all of the Defendants? If so, state the length of your pay period and the amount of disposable earnings, as defined in NRS 31.295, that each Defendant presently earns during a pay period. State the minimum amount of disposable earnings that is exempt from this garnishment, which is the federal minimum hourly wage prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C. § 206(a)(1), in effect at the time the earnings are payable multiplied by 50 for each week of the pay period, after deducting any amount required by law to be withheld.

Calculate the attachable amount as follows *(check one of the following)*:

The employee is paid: [A] Weekly: _____, [B] Biweekly: _____, [C] Semimonthly: _____,

[D] Monthly: _____

(1) Gross Earnings $_____

(2) Deductions required by law (not including child support) $_____

(3) Disposable Earnings [Subtract line 2 from line 1] $_____

(4) Federal Minimum Wage $_____

(5) Multiply line 4 by 50 $_____

(6) Complete the following directions in accordance with the letter selected above:

[A] Multiply line 5 by 1 $_____

[B] Multiply line 5 by 2 $_____

[C] Multiply line 5 by 52 and then divide by 24 $_____

[D] Multiply line 5 by 52 and then divide by 12 $_____

(7) Subtract line 6 from line 3 $_____

This is the attachable earnings. This amount must not exceed 25% of the disposable earnings from line 3.

Answer: NO

3. Did you have in your possession, in your charge or under your control, on the date the Writ of Garnishment was served upon you, any money, property, effects, goods, chattels, rights, credits or choses in action of the Defendants, or either of them, or in which Defendants are interested? If so, state its value, and state fully all particulars.

Answer: NO

© 2011 Clark County Civil Law Self-Help Center

4. Do you know of any debts owing to the Defendant(s), whether due or not due, or any money, property, effects, goods, chattels, rights, credits or choses in action, belonging to Defendant(s) or in which Defendant(s) is/are interested, and now in the possession or under the control of others? If so, state all particulars.

Answer: No

5. Are you a financial institution with a personal account held by one or all of the Defendants? If so, state the account number and the amount of money in the account which is subject to garnishment. As set forth in section 3 of Assembly Bill 223 (76th Sess. 2011), $2,000 or the entire amount in the account, whichever is less, is not subject to garnishment if the financial institution reasonably identifies that an electronic deposit of money has been made into the account within the immediately preceding 45 days which is exempt from execution, including, without limitation, payments of money described in section 3 of Assembly Bill 223 or, if no such deposit has been made, $400 or the entire amount in the account, whichever is less, is not subject to garnishment, unless the garnishment is for the recovery of money owed for the support of any person. The amount which is not subject to garnishment does not apply to each account of the judgment debtor, but rather is an aggregate amount that is not subject to garnishment.

Answer: No. He closed his account out on 09/13/17 and stated was moving to Minnesota. Writ was received 09/14/17 at 9:00 am

6. State your correct name and address, or the name and address of your attorney upon whom written notice of further proceedings in this action may be served.

Answer: Ardith Russell, Financial Operations, Clark County Credit Union

Clark County Credit Union
PO Box 36490
Las Vegas, NV 89133

I declare under penalty of perjury that the answers to the foregoing interrogatories by me subscribed are true and correct.

Executed on the 14 **day of the month of** September **of the year 20**17.

Ardith Russell
(Signature of Garnishee)

Print name: Ardith Russell
Title: Financial Operations Specialist

NOTE: Under 31.297, if an employer, without legal justification, refuses to withhold the earnings of a Defendant demanded in a **WRIT OF GARNISHMENT** or knowingly misrepresents the earnings of the Defendant, the court may order the employer to appear and show cause why he should not be subject to the following penalties:

(1) If the Plaintiff has received a judgment against the Defendant, an order to the employer to pay the Plaintiff the amount of arrearages caused by the employer's refusal to withhold or his misrepresentation of the Defendant's earnings.

(2) In addition, the court may order the employer to pay the Plaintiff punitive damages in an amount not to exceed $1,000 for each pay period in which the employer has, without legal justification, refused to withhold the Defendant's earnings or has misrepresented the earnings.

OFFICE OF THE EX-OFFICIO CONSTABLE
LAS VEGAS

September 20, 2017

MELANI SCHUTLE
49811 W CHARLESTON BLVD 2-351
LAS VEGAS, NV 89117

In the matter regarding:

Case#: 17LVTC030322

Defendant: WILLIAM R SCHUTLE

We have served the court order in your case, but it could not be processed for the following reason(s):

CLOSED ACCOUNT ON 09/13/17 PER INTERROG 09/20/17 CK

If new information becomes available in this case, please feel free to re-contact this office. We appreciate your business and are ready to assist you in the future.

Sincerely,

Office of the Ex-Officio Constable

By: CELESTE K
Office of the Ex-Officio Constable Clerk

301 E. Clark Avenue Suite 100
Las Vegas, NV 89101
(702) 455-4099 • Fax: (702) 385-2436

WRIT

MELANI SCHULTE
(Name and Bar Number (if any))

9811 W. CHARLESTON BLVD., STE 2-351
(Address)

LAS VEGAS, NV 89117
(City, State, Zip Code)

702-275-9904
(Telephone and Facsimile Number)

MELANI.SCHULTE.81@GMAIL.COM
(E-mail Address)

☐ Attorney for *(Name)*:

☒ Plaintiff, ☐ Counterclaimant, or ☐ Third-Party Plaintiff, In Proper Person

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

MELANI SCHULTE, Plaintiff(s), vs. WILLIAM R. SCHULTE, Defendant(s).	Case No.: D-12-458809-D Dept. No.: I **WRIT OF EXECUTION** ☐ EARNINGS ☑ BANK ACCOUNT ☐ OTHER PROPERTY

THE PEOPLE OF THE STATE OF NEVADA:

To the Sheriff of Clark County or the Constable for the Township of Las Vegas.

Greetings:

☒ To Financial Institutions: This judgment is for the recover of money for the support of a person.

On MAY 18, 2017, a judgment was entered by the above-entitled court in the above-entitled action in favor of MELANI SCHULTE, as Judgment creditor and against WILLIAM R. SCHULTE, as Judgment Debtor, for:

$ 10,900.00 Principal,

$ _____ Pre-Judgment Interest,

$ _____ Attorney's Fees, and

$ _____ Costs, making a total amount of

$ 10,900.00 **The judgment as entered,** and

WHEREAS, according to an affidavit or a memorandum of costs after judgment, or both, filed herein, it appears that further sums have accrued since the entry of judgment, to wit:

$ 0.00 Accrued Interest, and

$ 0.00 Accrued Costs, together with

$ _____ Fee, for the issuance of this writ, making a total of

$ _____ **As accrued costs, accrued interest and fees.**

Credit must be given for payments and partial satisfactions in the amount of

$ 0.00

which is to be first credited against the total accrued costs and accrued interest, with any excess credited against the judgment as entered, leaving a net balance of

$ 10,900.00

actually due on the date of the issuance of this writ, of which

$ _____

bears interest at 6.25% percent per annum, in the amount of $ 1.90 per day, from the date of judgment to the date of levy, to which must be added the commissions and costs of the officer executing this writ.

NOW, THEREFORE, SHERIFF or CONSTABLE, you are hereby commanded to satisfy this judgment with interest and costs as provided by law, out of the following personal property of the judgment debtor, except that for any workweek, 75 percent of the disposable earnings of the debtor during that week or 50 times the minimum hourly wage prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C. § 206(a)(1), and in effect at the time the earnings are payable, whichever is greater, is exempt from any levy of execution pursuant to this writ, and if sufficient personal property cannot be found, then out of the real property belonging to the debtor in the aforesaid county.

A JUDGMENT WAS ENTERED FOR THE AMOUNTS DUE UNDER ORDER ENTERED MAY 18, 2017, BY THE DISTRICT COURT FOR "FINAL JUDGMENT IN FAVOR OF 1701 EMPIRE MINE, LLC AND MELANI SCHULTE, SUCCESSOR IN INTEREST AGAINST WILLIAM R. SCHULTE. THE COURT FOUND WILLIAM R. SCHULTE ACTED WITH FRAUD, MISREPRESENTATION OR DECEIT WHEN DELIBERATELY COLLECTING,DEPOSITING,KEEPING & SPENDING THE FUNDS BELONGING TO 1701 EMPIRE MINE,LLC.

You are required to return this Writ from date of issuance not less than 10 days or more than 60 days with the results of your levy endorsed thereon.

STEVEN D. GRIERSON
CLERK OF COURT

DISTRICT COURT SEAL

By: _____ Deputy Clerk SEP 12 2017 Date

NICOLE WARD

Issued at the direction of:

(Signature) Melani Schulte

☐ Attorney for (Name):

☒ Plaintiff, ☐ Counterclaimant, or ☐ Third-Party Plaintiff, In Proper Person

Name: MELANI SCHULTE
Address: 9811 W. CHARLESTON BLVD., STE 2-351
City, State, Zip: LAS VEGAS, NV 89117
Phone: 702-275-9904
E-mail: MELANI.SCHULTE.81@GMAIL.COM

Make Check Payable To:
Office of the Ex-Officio Constable
301 E. Clark Avenue, Suite 100
Las Vegas, NV 89101
702-455-4099
Put Case # & Name on Check

SHERIFF OR CONSTABLE INFORMATION

AMOUNTS TO BE COLLECTED BY LEVY:

NET BALANCE: $ 10,900.00

Garnishment Fee: 5
Mileage: 14
Levy Fee: 30
Sub-Total: 10,949
Commission: 107.25
TOTAL LEVY: 11,056.25

RETURN:

_____ Not satisfied $ 0
_____ Satisfied in sum of $_____
_____ Costs retained $_____
_____ Commission retained $_____
_____ Costs incurred $_____
_____ Commission incurred $_____
_____ Costs received $_____

REMITTED TO JUDGMENT CREDITOR:

$_____

I hereby certify that I have this date returned the foregoing Writ of Execution with the results of the levy endorsed thereon.

SHERIFF OF CLARK COUNTY or
CONSTABLE FOR THE TOWNSHIP OF _____

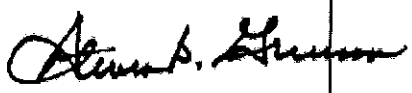
By: _____ Title

_____ Date

LAW OFFICES OF AMBERLEA DAVIS
416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702.518-4377

Exhibit 2 Order Filed May 18, 2017.

Electronically Filed
5/18/2017 11:22 AM
Steven D. Grierson
CLERK OF THE COURT



ORDER
Amberlea Davis
Nevada Bar Number: 11551
Law Offices of Amberlea Davis
415 S. Sixth St, Ste 300
Las Vegas, NV 89101
Phone: (702) 440-8000
Email: Amber@SheIsMyLawyer.com
Attorney for: Plaintiff

LAW OFFICES OF AMBERLEA DAVIS
416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702-518-4377

DISTRICT COURT
CLARK COUNTY NEVADA

MELANI SCHULTE, Plaintiff, -vs- WILLIAM R. SCHULTE, Defendants.	CASE: D-12-458809-D DEPT: I

ORDER FROM APRIL 3, 2017 HEARING GRANTING FINAL JUDGMENT AGAINST WILLIAM R. SCHULTE

THIS MATTER came for a hearing on March 8, 2017 and an evidentiary hearing on April 3, 2017 regarding omitted assets and debts and to determine who bears responsibility for omitted debts that had not been determined at the trial pursuant to NRS 125.150(3) and if a fraud, misrepresentation or deceit component exists. Plaintiff Melani Schulte was present at both hearings and proffered testimony. At the March 8th hearing, Melani Schulte was represented by attorney Randy Richards of the law firm Kelleher & Kelleher, LLC and attorney Amberlea Davis. At the April 3rd evidentiary hearing, Melani Schulte was represented by attorney John Kelleher of the law firm Kelleher & Kelleher, LLC and Attorney Amberlea Davis. William R. Schulte filed an opposition, was at the March 8th hearing in proper person and proffered testimony. William R. Schulte failed to appear at the April 3rd evidentiary hearing.

The Court having reviewed the papers and pleadings on file herein, having heard the

arguments of counsel and testimony, having heard the evidence, having been fully apprised as to the facts and matters herein, and for good cause appearing, hereby FINDS and ORDERS as follows:

1. The Court finds that Plaintiff met her burden by providing this court admissible evidence to support the requested relief.
2. The Court finds that the Plaintiff has proved up all requested damages.
3. The Court finds that William R. Schulte was the Licensed Broker and Permitted Property Manager for Sabreco, Inc ("Sabreco"). William R. Schulte as Broker of Sabreco executed leases for the LLCs listed in the individual judgments ("the LLCs"). [Exhibits 1-20]. Sabreco collected rents and security deposits on behalf of the LLCs and deposited those funds into Sabreco trust accounts for which William R. Schulte had sole signatory authority. From these trust accounts, Sabreco paid bank fees and William R. Schulte signed checks to pay Sabreco bills, paid monies to other clients or parties with the monies belonging to the LLCs. Sabreco failed to remit the monies collected for the LLCs to the LLCs. William R. Schulte failed to reconcile the Sabreco trust accounts and failed to file annual reports to the Nevada Real Estate Division ("NRED") for three consecutive years 2009-2011. William R. Schulte acted with fraud, misrepresentation or deceit when deliberately collecting, depositing, keeping and spending the funds belonging to the LLCs, and failing to disclose those wrongful acts to the LLCs and obfuscating that information by not filing mandatory reports.
4. In a previous contempt hearing the Court found that William R. Schulte was entrusted to run the daily operations of Sabreco during the divorce and his management resulted in a discrepancy in excess of $200,000 for which William R. Schulte has not accounted.
5. The Court having considered and weighed the *Brunzell* factors the Court finds that Plaintiff's attorneys' fees were reasonable. Specifically, this was a complex case to

LAW OFFICES OF AMBERLEA DAVIS
416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702.318-4377

prepare and argue; Attorney Davis had over 8 years of legal experience and more than 20 years of business experience and an MBA; Attorney Kelleher had more than 20 years as a divorce attorney; Attorney Richards has many years as a divorce attorney in Nevada; the attorneys performed all material work and provided oral arguments; prepared documentation and Plaintiff was successful on her motion.

6. The Court hereby orders that the individual judgments be entered against William R. Schulte as follows:

   a. 2460 AVENIDA CORTES, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $9,612.38 for $8,262.38 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,350.00 collected which was collected by Sabreco for which 2460 AVENIDA CORTES, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 2460 AVENIDA CORTES, LLC or Melani Schulte as the Successor in Interest to 2460 AVENIDA CORTES, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 1]

   b. KEEP SAFE, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $8,543.00 for $7,248.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,295.00 collected which was collected by Sabreco for which KEEP SAFE, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the KEEP SAFE, LLC or Melani Schulte as the Successor in Interest to KEEP SAFE, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 2]

LAW OFFICES OF AMBERLEA DAVIS
416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702.518-4377

c. 4710 BRENTLY, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $9,115.00 for $7,665.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,450.00 collected which was collected by Sabreco for which 4710 BRENTLY, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 4710 BRENTLY, LLC or Melani Schulte as the Successor in Interest to 4710 BRENTLY, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 3]

d. 3322 CHELTENHAM LLC, the property owner, shall be awarded a monetary judgment: In the amount of $10,260.00 for $8,960.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,300.00 collected which was collected by Sabreco for which 3322 CHELTENHAM LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 3322 CHELTENHAM LLC or Melani Schulte as the Successor in Interest to 3322 CHELTENHAM LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 4]

e. 3383 CLOVERDALE, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $10,250.76 for $8,000.76 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $2,250.00 collected which was collected by Sabreco for which 3383 CLOVERDALE, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 3383 CLOVERDALE, LLC or Melani Schulte as

LAW OFFICES OF AMBERLEA DAVIS
416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702-518-4377

the Successor in Interest to 3383 CLOVERDALE, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 5]

f. 3729 DISCOVERY CREEK, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $13,900.00 for $12,400.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,500.00 collected which was collected by Sabreco for which 3729 DISCOVERY CREEK, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 3729 DISCOVERY CREEK, LLC or Melani Schulte as the Successor in Interest to 3729 DISCOVERY CREEK, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 6]

g. 1392 ECHO FALLS, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $9,615.00 for $8,365.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,250.00 collected which was collected by Sabreco for which 1392 ECHO FALLS, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 1392 ECHO FALLS, LLC or Melani Schulte as the Successor in Interest to 1392 ECHO FALLS, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 7]

h. 1701 EMPIRE MINE, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $10,900.00 for $8,550.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $2,350.00 collected which was collected by

LAW OFFICES OF AMBERLEA DAVIS
416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702.518-4377

Sabreco for which 1701 EMPIRE MINE, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 1701 EMPIRE MINE, LLC or Melani Schulte as the Successor in Interest to 1701 EMPIRE MINE, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 8]

i. 9020 FEATHER RIVER, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $10,400.00 for $8,775.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,625.00 collected which was collected by Sabreco for which 9020 FEATHER RIVER, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 9020 FEATHER RIVER, LLC or Melani Schulte as the Successor in Interest to 9020 FEATHER RIVER, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 9]

j. CHERISH, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $12,060.00 for $10,465.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,595.00 collected which was collected by Sabreco for which CHERISH, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the CHERISH, LLC or Melani Schulte as the Successor in Interest to CHERISH, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 10]

k. 276 MANZANITA RANCH LLC , the property owner, shall be awarded a monetary judgment: In the amount of $10,125.00 for $8,575.00 of rents

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Las Vegas, Nevada 89101
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collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,550.00 collected which was collected by Sabreco for which 276 MANZANITA RANCH LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 276 MANZANITA RANCH LLC or Melani Schulte as the Successor in Interest to 276 MANZANITA RANCH LLC ; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 11]

l. 2861 MARATHON, LLC , the property owner, shall be awarded a monetary judgment: In the amount of $11,228.75 for $9,528.75 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,700.00 collected which was collected by Sabreco for which 2861 MARATHON, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 2861 MARATHON, LLC or Melani Schulte as the Successor in Interest to 2861 MARATHON, LLC ; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 12]

m. 1341 MINUET, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $12,402.71 for $10,552.71 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,850.00 collected which was collected by Sabreco for which 1341 MINUET, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 1341 MINUET, LLC or Melani Schulte as the Successor in Interest to 1341 MINUET, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry

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of the judgment. [Exhibit 13]

n. 956 OSTRICH FERN, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $10,021.00 for $8,571.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,450.00 collected which was collected by Sabreco for which 956 OSTRICH FERN, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 956 OSTRICH FERN, LLC or Melani Schulte as the Successor in Interest to 956 OSTRICH FERN, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 14]

o. 8216 PEACEFUL CANYON, LLC , the property owner, shall be awarded a monetary judgment: In the amount of $10,715.00 for $9,065.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,650.00 collected which was collected by Sabreco for which 8216 PEACEFUL CANYON, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 8216 PEACEFUL CANYON, LLC or Melani Schulte as the Successor in Interest to 8216 PEACEFUL CANYON, LLC ; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 15]

p. 5524 ROCK CREEK, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $14,590.00 for $13,440.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,150.00 collected which was collected by Sabreco for which 5524 ROCK CREEK, LLC was liable; Against William R.

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Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 5524 ROCK CREEK, LLC or Melani Schulte as the Successor in Interest to 5524 ROCK CREEK, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 16]

q. 5609 SAN ARDO, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $10,400.00 for $9,200.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,200.00 collected which was collected by Sabreco for which 5609 SAN ARDO, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 5609 SAN ARDO, LLC or Melani Schulte as the Successor in Interest to 5609 SAN ARDO, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 17]

r. 9521 SIERRA SUMMIT, LLC , the property owner, shall be awarded a monetary judgment: In the amount of $11,093.00 for $9,443.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,650.00 collected which was collected by Sabreco for which 9521 SIERRA SUMMIT, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 9521 SIERRA SUMMIT, LLC or Melani Schulte as the Successor in Interest to 9521 SIERRA SUMMIT, LLC ; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 18]

s. 2290 SURREY MEADOWS, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $11,599.00 for $9,849.00 of rents

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collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,750.00 collected which was collected by Sabreco for which 2290 SURREY MEADOWS, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 2290 SURREY MEADOWS, LLC or Melani Schulte as the Successor in Interest to 2290 SURREY MEADOWS, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 19]

t. 2614 SWEET LEILANI, LLC, the property owner, shall be awarded a monetary judgment: In the amount of $12,110.00 for $10,760.00 of rents collected by Sabreco on behalf of the property owner but not paid to the property owner and the security deposit of $1,350.00 collected which was collected by Sabreco for which 2614 SWEET LEILANI, LLC was liable; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by the 2614 SWEET LEILANI, LLC or Melani Schulte as the Successor in Interest to 2614 SWEET LEILANI, LLC; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 20]

u. Melani Schulte shall be awarded $1,556.00 against William R. Schulte for payments Melani Schulte made for the Arcizewski matter, with interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment. [Exhibit 21]

v. Melani Schulte shall be awarded all reasonable attorney fees and costs incurred to prosecute this matter against William R. Schulte in the amount of $22,000 with interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment, plus all additional attorneys

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fees and costs in the future collection of these individual judgments and collectable by all lawful means. [Exhibit 22]

BASED UPON THE FOREGOING IT IS HEREBY ORDERED, ADJUDGED AND DECREED.

IT IS SO ORDERED ON this 8th day of May 2017.

DISTRICT COURT JUDGE

Submitted by:

Attorney Amberlea Davis
Nevada Bar #11351 5/5/17

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Exhibit 3 Judgment, Filed May 23, 2017.

Electronically Filed
5/23/2017 10:30 AM
Steven D. Grierson
CLERK OF THE COURT

JUDG
Amberlea Davis
Nevada Bar Number: 11551
Law Offices of Amberlea Davis
415 S. Sixth St, Ste 300
Las Vegas, NV 89101
Phone: (702) 440-8000
Email: Amber@ShelsMyLawyer.com
Attorney for: Melani Schulte

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DISTRICT COURT
CLARK COUNTY NEVADA

MELANI SCHULTE, Plaintiff, -vs- WILLIAM R. SCHULTE, Defendants.	CASE: D-12-458809-D DEPT: I

FINAL JUDGMENT IN FAVOR OF MELANI SCHULTE AND AGAINST WILLIAM R. SCHULTE

THIS MATTER came for a hearing on March 8, 2017 and an evidentiary hearing on April 3, 2017 regarding omitted assets and debts and to determine who bears responsibility for omitted debts that had not been determined at the trial pursuant to NRS 125.150(3) and if a fraud, misrepresentation or deceit component exists. Plaintiff Melani Schulte was present at both hearings and proffered testimony. At the March 8th hearing, Melani Schulte was represented by attorney Randy Richards of the law firm Kelleher & Kelleher, LLC and attorney Amberlea Davis. At the April 3rd evidentiary hearing, Melani Schulte was represented by attorney John Kelleher of the law firm Kelleher & Kelleher, LLC and Attorney Amberlea Davis. William R. Schulte filed an opposition, was at the March 8th hearing in proper person and proffered testimony. William R. Schulte failed to appear at the April 3rd evidentiary hearing.

The Court having reviewed the papers and pleadings on file herein, having heard the

arguments of counsel and testimony, having heard the evidence, having been fully apprised as to the facts and matters herein, and for good cause appearing ORDERED, ADJUDGED and DECREED:

1. The Court finds that Plaintiff met her burden by providing this court admissible evidence to support the requested relief. The Court finds that Plaintiff has proved up all requested damages.
2. The Court finds that William R. Schulte was the Licensed Broker and Permitted Property Manager for Sabreco, Inc. ("Sabreco"). William R. Schulte as Broker of Sabreco executed a lease for the Robert and Renee Arciszewski ("Arciszewskis") . Sabreco collected rents and security deposits on behalf of Arciszewskis and deposited those funds into Sabreco trust accounts for which William R. Schulte had sole signatory authority. From these trust accounts, Sabreco paid bank fees and William R. Schulte signed checks to pay Sabreco bills, paid monies to other clients or parties with the monies belonging to Arciszewskis. Sabreco failed to remit the monies collected for the Arciszewskis to the Arciszewskis. William R. Schulte failed to reconcile the Sabreco trust accounts and failed to file annual reports to the Nevada Real Estate Division ("NRED") for three consecutive years 2009-2011. William R. Schulte acted with fraud, misrepresentation or deceit when deliberately collecting, depositing, keeping and spending the funds belonging to the Arciszewskis, and failing to disclose those wrongful acts to the Arciszewskis and obfuscating that information by not filing mandatory reports and not reconciling the bank statements monthly.
3. The Arciszewskis received a judgment against Melani Schulte for the amount of $1,556.00 for these acts committed by Sabreco and William R. Schulte in Small Claims court case 14-A-003291.
4. In a previous contempt hearing the Court found that William R. Schulte was entrusted

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to run the daily operations of Sabreco during the divorce and his management resulted in a discrepancy in excess of $200,000 for which William R. Schulte has not accounted.

TOTAL MONETARY JUDGMENT

Melani Schulte, is awarded a monetary judgment: In the amount of $1,556 for the return of rents, tenant security deposit and owner's deposit collected by Sabreco and William R. Schulte on behalf of the Arciszewskis but not paid to the Arciszewskis and for which Melani Schulte had to pay; Against William R. Schulte; On the grounds of fraud, misrepresentation or deceit; collectable by all lawful means by Melani Schulte; and With interest to begin accruing at the legal rate (prime rate plus 2%) on the date following the entry of the judgment.

IT IS SO ORDERED this 16 day of May 2017.

DISTRICT COURT JUDGE

Submitted by:

5/8/17

/s Amberlea Davis
Attorney Amberlea Davis
Nevada Bar #11551

AUG 18 2017

CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE DOCUMENT ON FILE

LAW OFFICES OF AMBERLEA DAVIS
416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702-518-4377

LAW OFFICES OF AMBERLEA DAVIS
416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702-518-4377

Exhibit 4 Writs - CCSD

10-102

WRIT

MELANI SCHULTE
(Name)
9811 W. CHARLESTON BLVD., STE 2-351
(Address)
LAS VEGAS, NV 89117
(City, State, Zip Code)
702-275-9904
(Telephone Number)
MELANI.SCHULTE.81@GMAIL.COM
(E-mail Address)
☒ Plaintiff/ ☐ Counterclaimant, In Proper Person

This WRIT must be answered, signed and returned to:
Office of the Ex-Officio Constable
301 E. Clark Avenue, Suite 100
Las Vegas, NV 89101

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

MELANI SCHULTE,
Plaintiff(s),

vs.

WILLIAM R.SCHULTE,
Defendant(s).

Case No.: D-12-458809-D
Dept. No.: I

WRIT OF GARNISHMENT

THE STATE OF NEVADA TO:

CLARK COUNTY SCHOOL DISTRICT, 5100 W. SAHARA AVE., LAS VEGAS, NV 89146, Garnishee.

You are hereby notified that you are attached as garnishee in the above-entitled action, and you are commanded not to pay any debt from yourself to WILLIAM R. SCHULTE, Defendant(s), and that you must retain possession and control of all personal property, money, credits, debts, effects, and choses in action of said Defendant(s) in order that the same may be dealt with according to law; where such property consists of wages, salaries, commissions or bonuses, the amount you shall retain shall be in accordance with 15 U.S. Code 1673 and Nevada Revised Statutes 31.295.

Plaintiff believes that you have property, money, credits, debts, effects, and choses in action in your hands and under your custody and control belonging to said Defendant(s), more particularly described as:

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CLARK COUNTY SCHOOL DISTRICT, 5100 W. SAHARA AVE., LAS VEGAS, NV 89146. WAGES, SALARY, COMMISSIONS,BENEFITS OF WILLIAM R. SCHULTE SS# [redacted] AT PLACE OF EMPLOYMENT. A JUDGMENT WAS ENTERED FOR THE AMOUNTS DUE UNDER ORDER ENTERED MAY 23, 2017, BY THE DISTRICT COURT FOR "FINAL JUDGMENT IN FAVOR OF MELANI SCHULTE AND AGAINST WILLIAM R. SCHULTE.

YOU ARE REQUIRED within 20 days from the date of service of this Writ of Garnishment to answer the interrogatories set forth herein and forward such answer to the office of the Sheriff or Constable which issued the Writ of Garnishment. In case of your failure to answer the interrogatories within 20 days, a Judgment by Default will be entered against you for:

(a) The amount demanded in the Writ of Garnishment or the value of the property described in the writ, as the case may be; or

(b) If the garnishment is pursuant to NRS 31.291, the amount of the lien created pursuant to that section, which amount or property must be clearly set forth in the Writ of Garnishment.

IF YOUR ANSWERS TO the interrogatories indicate that you are the employer of the Defendant(s), this Writ of Garnishment shall be deemed to **CONTINUE FOR 120 DAYS** or until the amount demanded in the attached Writ of Execution is satisfied, whichever occurs earlier.

YOU ARE FURTHER DIRECTED to forward all funds due to the Defendant(s) each payday in the future, **UP TO 120 DAYS**, less any amount which is exempt and less $3.00 per pay period (not to exceed $12.00 per month) which you may retain as a fee for compliance. The $3.00 fee does not apply to the first pay period covered by this Writ of Garnishment.

YOU ARE FURTHER REQUIRED to serve a copy of your answers to the interrogatories on Plaintiff and Defendant(s) at the addresses listed below.

Issued at direction of *(sign and check one)*:

Melani Schulte

☒ Plaintiff/ ☐ Counterclaimant

SHERIFF/CONSTABLE – CLARK COUNTY

Eric Holyoak P #9590

Title Date

MELANI SCHULTE,9811 W. CHARLESTON BLVD., STE2-351, LAS VEGAS, NV 89117

Name and address of Plaintiff or Counterclaimant

WILLIAM R. SCHULTE, 8252 NICE CT, LAS VEGAS, NV 89129

Name and address of Defendant(s)

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

The undersigned being duly sworn states that I received the within WRIT OF GARNISHMENT on the _____ day of _____, 20_____, and personally served the same on the _____ day of _____, 20_____ in the same manner as provided by rule of court or law of this state for the service of a summons in a civil action, and I tendered the statutory fee of $5.00 to _____ at _____, City of _____, County of _____, State of Nevada.

By: _____
Title

INTERROGATORIES TO BE ANSWERED BY THE GARNISHEE AND SIGNED UNDER PENALTY OF PERJURY:

1. Are you in any manner indebted to the Defendant(s) William Schulte _____, or either of them, either in property or money, and is the debt now due? If not due, when is the debt to become due? State fully all particulars.

Answer: No payroll activity 9/27/17

2. Are you an employer of one or all of the Defendants? If so, state the length of your pay period and the amount of disposable earnings, as defined in NRS 31.295, that each Defendant presently earns during a pay period. State the minimum amount of disposable earnings that is exempt from this garnishment, which is the federal minimum hourly wage prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C. § 206(a)(1), in effect at the time the earnings are payable multiplied by 50 for each week of the pay period, after deducting any amount required by law to be withheld.

Calculate the attachable amount as follows *(check one of the following)*:

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The employee is paid: [A] Weekly: _____, [B] Biweekly: X, [C] Semimonthly: _____,

[D] Monthly: _____

(1) Gross Earnings $ 0

(2) Deductions required by law (not including child support) $_____

(3) Disposable Earnings [Subtract line 2 from line 1] $_____

(4) Federal Minimum Wage $ 7.25

(5) Multiply line 4 by 50 $ 362.50

(6) Complete the following directions in accordance with the letter selected above:

[A] Multiply line 5 by 1 $_____

[B] Multiply line 5 by 2 $ 725

[C] Multiply line 5 by 52 and then divide by 24 $_____

[D] Multiply line 5 by 52 and then divide by 12 $_____

(7) Subtract line 6 from line 3 $ 0

This is the attachable earnings. This amount must not exceed 25% of the disposable earnings from line 3.

Answer: 0

3. Did you have in your possession, in your charge or under your control, on the date the Writ of Garnishment was served upon you, any money, property, effects, goods, chattels, rights, credits or choses in action of the Defendants, or either of them, or in which Defendants are interested? If so, state its value, and state fully all particulars.

Answer: No

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4. Do you know of any debts owing to the Defendant(s), whether due or not due, or any money, property, effects, goods, chattels, rights, credits or choses in action, belonging to Defendant(s) or in which Defendant(s) is/are interested, and now in the possession or under the control of others? If so, state all particulars.

Answer: No

5. Are you a financial institution with a personal account held by one or all of the Defendants? If so, state the account number and the amount of money in the account which is subject to garnishment. As set forth in section 3 of Assembly Bill 223 (76th Sess. 2011), $2,000 or the entire amount in the account, whichever is less, is not subject to garnishment if the financial institution reasonably identifies that an electronic deposit of money has been made into the account within the immediately preceding 45 days which is exempt from execution, including, without limitation, payments of money described in section 3 of Assembly Bill 223 or, if no such deposit has been made, $400 or the entire amount in the account, whichever is less, is not subject to garnishment, unless the garnishment is for the recovery of money owed for the support of any person. The amount which is not subject to garnishment does not apply to each account of the judgment debtor, but rather is an aggregate amount that is not subject to garnishment.

Answer: N/A

6. State your correct name and address, or the name and address of your attorney upon whom written notice of further proceedings in this action may be served.

Answer:

CLARK COUNTY SCHOOL DISTRICT
PAYROLL - BENEFITS
2832 E. FLAMINGO RD
LAS VEGAS, NV 89121

I declare under penalty of perjury that the answers to the foregoing interrogatories by me subscribed are true and correct.

Executed on the 29 **day of the month of** Sept **of the year 20** 17 **.**

(Signature of Garnishee)

Print name: Cynthia Leigh
Title: PP Tech II

NOTE: Under 31.297, if an employer, without legal justification, refuses to withhold the earnings of a Defendant demanded in a **WRIT OF GARNISHMENT** or knowingly misrepresents the earnings of the Defendant, the court may order the employer to appear and show cause why he should not be subject to the following penalties:

(1) If the Plaintiff has received a judgment against the Defendant, an order to the employer to pay the Plaintiff the amount of arrearages caused by the employer's refusal to withhold or his misrepresentation of the Defendant's earnings.

(2) In addition, the court may order the employer to pay the Plaintiff punitive damages in an amount not to exceed $1,000 for each pay period in which the employer has, without legal justification, refused to withhold the Defendant's earnings or has misrepresented the earnings.

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416 S. 6th St., Ste. 300
Las Vegas, Nevada 89101
Telephone: 702-518-4377

Exhibit 5 Writs - CCCU

WRIT

MELANI SCHULTE
(Name and Bar Number (if any))
9811 W. CHARLESTON BLVD., STE 2-351
(Address)
LAS VEGAS, NV 89117
(City, State, Zip Code)
702-275-9904
(Telephone and Facsimile Number)
MELANI.SCHULTE.81@GMAIL.COM
(E-mail Address)

Make Check Payable To:
Office of the Ex-Officio Constable
301 E. Clark Avenue, Suite 100
Las Vegas, NV 89101
702-455-4099
Put Case # & Name on Check

☐ Attorney for *(Name)*:
☒ Plaintiff, ☐ Counterclaimant, or ☐ Third-Party Plaintiff, In Proper Person

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

MELANI SCHULTE,
Plaintiff(s),

vs.

WILLIAM R. SCHULTE,
Defendant(s).

Case No.: D-12-458809-D
Dept. No.: I

WRIT OF EXECUTION
☐ EARNINGS
☑ BANK ACCOUNT
☐ OTHER PROPERTY

THE PEOPLE OF THE STATE OF NEVADA:

To the Sheriff of Clark County or the Constable for the Township of Las Vegas.

Greetings:

☒ To Financial Institutions: This judgment is for the recover of money for the support of a person.

On MAY 23, 2017, a judgment was entered by the above-entitled court in the above-entitled action in favor of MELANI SCHULTE, as Judgment creditor and against WILLIAM R. SCHULTE, as Judgment Debtor, for:

$ 1,556.00 Principal,

$ _____ Pre-Judgment Interest,

$ _____ Attorney's Fees, and

$ _____ Costs, making a total amount of

$ 1,556.00 **The judgment as entered**, and

WHEREAS, according to an affidavit or a memorandum of costs after judgment, or both, filed herein, it appears that further sums have accrued since the entry of judgment, to wit:

$ 0.00 Accrued Interest, and

$ 0.00 Accrued Costs, together with

$ _____ Fee, for the issuance of this writ, making a total of

$ _____ **As accrued costs, accrued interest and fees.**

Credit must be given for payments and partial satisfactions in the amount of

$ 0.00

which is to be first credited against the total accrued costs and accrued interest, with any excess credited against the judgment as entered, leaving a net balance of

$ 1,556.00

actually due on the date of the issuance of this writ, of which

$ _____

bears interest at 6.25% percent per annum, in the amount of $ 0.27 per day, from the date of judgment to the date of levy, to which must be added the commissions and costs of the officer executing this writ.

NOW, THEREFORE, SHERIFF or CONSTABLE, you are hereby commanded to satisfy this judgment with interest and costs as provided by law, out of the following personal property of the judgment debtor, except that for any workweek, 75 percent of the disposable earnings of the debtor during that week or 50 times the minimum hourly wage prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C. § 206(a)(1), and in effect at the time the earnings are payable, whichever is greater, is exempt from any levy of execution pursuant to this writ, and if sufficient personal property cannot be found, then out of the real property belonging to the debtor in the aforesaid county.

A JUDGMENT WAS ENTERED FOR THE AMOUNTS DUE UNDER ORDER ENTERED MAY 23, 2017, BY THE DISTRICT COURT FOR "FINAL JUDGMENT IN FAVOR OF MELANI SCHULTE AND AGAINST WILLIAM R. SCHULTE. THE COURT FOUND WILLIAM R. SCHULTE ACTED WITH FRAUD, MISREPRESENTATION OR DECEIT WHEN DELIBERATELY COLLECTING, DEPOSITING, KEEPING & SPENDING THE FUNDS BELONGING TO THE "ARCISZEWSKI'S", THAT MELANI SCHULTE PAID.

You are required to return this Writ from date of issuance not less than 10 days or more than 60 days with the results of your levy endorsed thereon.

STEVEN D. GRIERSON
CLERK OF COURT

DISTRICT COURT SEAL

By: _____ SEP 12 2017
Deputy Clerk Date

SHERRY WOODARD

Issued at the direction of:

(Signature) _____

☐ Attorney for (Name):

☒ Plaintiff, ☐ Counterclaimant, or ☐ Third-Party Plaintiff, In Proper Person

Name: MELANI SCHULTE
Address: 9811 W. CHARLESTON BLVD., STE 2-351
City, State, Zip: LAS VEGAS, NV 89117
Phone: 702-275-9904
E-mail: MELANI.SCHULTE.81@GMAIL.COM

SHERIFF OR CONSTABLE INFORMATION

AMOUNTS TO BE COLLECTED BY LEVY:

NET BALANCE: $ 1,556.00

Garnishment Fee: 5.00
Mileage: 10.00
Levy Fee: 30.00
Sub-Total: 1601.00
Commission: 32.01

TOTAL LEVY: 1633.02

RETURN:

✓ Not satisfied $ 0.00
____ Satisfied in sum of $____
____ Costs retained $____
____ Commission retained $____
____ Costs incurred $____
____ Commission incurred $____
____ Costs received $____

REMITTED TO JUDGMENT CREDITOR:

$_____

I hereby certify that I have this date returned the foregoing Writ of Execution with the results of the levy endorsed thereon.

SHERIFF OF CLARK COUNTY or
CONSTABLE FOR THE TOWNSHIP OF _____

By: _____ _____
Title **Date**

WRIT

MELANI SCHULTE
(Name)
9811 W. CHARLESTON BLVD., STE 2-351
(Address)
LAS VEGAS, NV 89117
(City, State, Zip Code)
702-275-9904
(Telephone Number)
MELANI.SCHULTE.81@GMAIL.COM
(E-mail Address)
☒ Plaintiff/ ☐ Counterclaimant, In Proper Person

This WRIT must be answered, signed and returned to:
Office of the Ex-Officio Constable
301 E. Clark Avenue, Suite 100
Las Vegas, NV 89101

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

MELANI SCHULTE,
Plaintiff(s),

vs.

WILLIAM R.SCHULTE,
Defendant(s).

Case No.: D-12-458809-D
Dept. No.: I

WRIT OF GARNISHMENT

THE STATE OF NEVADA TO:

CLARK COUNTY CREDIT UNION, 2625 N. TENAYA WAY, LAS VEGAS, NV 89128, Garnishee.

You are hereby notified that you are attached as garnishee in the above-entitled action, and you are commanded not to pay any debt from yourself to WILLIAM R. SCHULTE, Defendant(s), and that you must retain possession and control of all personal property, money, credits, debts, effects, and choses in action of said Defendant(s) in order that the same may be dealt with according to law; where such property consists of wages, salaries, commissions or bonuses, the amount you shall retain shall be in accordance with 15 U.S. Code 1673 and Nevada Revised Statutes 31.295.

Plaintiff believes that you have property, money, credits, debts, effects, and choses in action in your hands and under your custody and control belonging to said Defendant(s), more particularly described as:

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CLARK COUNTY CREDIT UNION, 2625 N. TENAYA WAY, LAS VEGAS, NV 89128. BANK ACCOUNTS-CHECKING SAVINGS,MONEY MARKET,SAFE DEPOSIT.WILLIAM R. SCHULTE SS#[redacted] A JUDGMENT WAS ENTERED FOR THE AMOUNTS DUE UNDER ORDER ENTERED MAY 23, 2017, BY THE DISTRICT COURT FOR "FINAL JUDGMENT IN FAVOR OF MELANI SCHULTE AND AGAINST WILLIAM R. SCHULTE.

YOU ARE REQUIRED within 20 days from the date of service of this Writ of Garnishment to answer the interrogatories set forth herein and forward such answer to the office of the Sheriff or Constable which issued the Writ of Garnishment. In case of your failure to answer the interrogatories within 20 days, a Judgment by Default will be entered against you for:

(a) The amount demanded in the Writ of Garnishment or the value of the property described in the writ, as the case may be; or

(b) If the garnishment is pursuant to NRS 31.291, the amount of the lien created pursuant to that section, which amount or property must be clearly set forth in the Writ of Garnishment.

IF YOUR ANSWERS TO the interrogatories indicate that you are the employer of the Defendant(s), this Writ of Garnishment shall be deemed to **CONTINUE FOR 120 DAYS** or until the amount demanded in the attached Writ of Execution is satisfied, whichever occurs earlier.

YOU ARE FURTHER DIRECTED to forward all funds due to the Defendant(s) each payday in the future, **UP TO 120 DAYS**, less any amount which is exempt and less $3.00 per pay period (not to exceed $12.00 per month) which you may retain as a fee for compliance. The $3.00 fee does not apply to the first pay period covered by this Writ of Garnishment.

YOU ARE FURTHER REQUIRED to serve a copy of your answers to the interrogatories on Plaintiff and Defendant(s) at the addresses listed below.

Issued at direction of *(sign and check one)*:

☒ Plaintiff/ ☐ Counterclaimant

SHERIFF/CONSTABLE – CLARK COUNTY

S. Lang P #9599

Title Date

MELANI SCHULTE,9811 W. CHARLESTON BLVD., STE2-351, LAS VEGAS, NV 89117
Name and address of Plaintiff or Counterclaimant

WILLIAM R. SCHULTE, 8252 NICE CT, LAS VEGAS, NV 89129
Name and address of Defendant(s)

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STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

The undersigned being duly sworn states that I received the within WRIT OF GARNISHMENT on the _____ day of _____, 20_____, and personally served the same on the _____ day of _____, 20_____ in the same manner as provided by rule of court or law of this state for the service of a summons in a civil action, and I tendered the statutory fee of $5.00 to _____ at _____, City of _____, County of _____, State of Nevada.

By: _____
Title

INTERROGATORIES TO BE ANSWERED BY THE GARNISHEE AND SIGNED UNDER PENALTY OF PERJURY:

1. Are you in any manner indebted to the Defendant(s) No _____, or either of them, either in property or money, and is the debt now due? If not due, when is the debt to become due? State fully all particulars.

Answer: No

2. Are you an employer of one or all of the Defendants? If so, state the length of your pay period and the amount of disposable earnings, as defined in NRS 31.295, that each Defendant presently earns during a pay period. State the minimum amount of disposable earnings that is exempt from this garnishment, which is the federal minimum hourly wage prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C. § 206(a)(1), in effect at the time the earnings are payable multiplied by 50 for each week of the pay period, after deducting any amount required by law to be withheld.

Calculate the attachable amount as follows *(check one of the following)*:

The employee is paid: [A] Weekly: _____, [B] Biweekly: _____, [C] Semimonthly: _____, [D] Monthly: _____

(1) Gross Earnings $_____

(2) Deductions required by law (not including child support) $_____

(3) Disposable Earnings [Subtract line 2 from line 1] $_____

(4) Federal Minimum Wage $_____

(5) Multiply line 4 by 50 $_____

(6) Complete the following directions in accordance with the letter selected above:

[A] Multiply line 5 by 1 $_____

[B] Multiply line 5 by 2 $_____

[C] Multiply line 5 by 52 and then divide by 24 $_____

[D] Multiply line 5 by 52 and then divide by 12 $_____

(7) Subtract line 6 from line 3 $_____

This is the attachable earnings. This amount must not exceed 25% of the disposable earnings from line 3.

Answer: NO

3. Did you have in your possession, in your charge or under your control, on the date the Writ of Garnishment was served upon you, any money, property, effects, goods, chattels, rights, credits or choses in action of the Defendants, or either of them, or in which Defendants are interested? If so, state its value, and state fully all particulars.

Answer: NO

4. Do you know of any debts owing to the Defendant(s), whether due or not due, or any money, property, effects, goods, chattels, rights, credits or choses in action, belonging to Defendant(s) or in which Defendant(s) is/are interested, and now in the possession or under the control of others? If so, state all particulars.

Answer: NO

5. Are you a financial institution with a personal account held by one or all of the Defendants? If so, state the account number and the amount of money in the account which is subject to garnishment. As set forth in section 3 of Assembly Bill 223 (76th Sess. 2011), $2,000 or the entire amount in the account, whichever is less, is not subject to garnishment if the financial institution reasonably identifies that an electronic deposit of money has been made into the account within the immediately preceding 45 days which is exempt from execution, including, without limitation, payments of money described in section 3 of Assembly Bill 223 or, if no such deposit has been made, $400 or the entire amount in the account, whichever is less, is not subject to garnishment, unless the garnishment is for the recovery of money owed for the support of any person. The amount which is not subject to garnishment does not apply to each account of the judgment debtor, but rather is an aggregate amount that is not subject to garnishment.

Answer: No. He closed his account out on 09/13/17 and stated was moving to Minnesota. Writ was received 09/14/17 at 9:00 am.

6. State your correct name and address, or the name and address of your attorney upon whom written notice of further proceedings in this action may be served.

Answer: Ardith Russell, Financial Operations, Clark County Credit Union

Clark County Credit Union
PO Box 36490
Las Vegas, NV 89133

I declare under penalty of perjury that the answers to the foregoing interrogatories by me subscribed are true and correct.

Executed on the 14 **day of the month of** September **of the year 20**17.

Ardith Russell
(Signature of Garnishee)
Print name: Ardith Russell
Title: Financial Operations Specialist

NOTE: Under 31.297, if an employer, without legal justification, refuses to withhold the earnings of a Defendant demanded in a **WRIT OF GARNISHMENT** or knowingly misrepresents the earnings of the Defendant, the court may order the employer to appear and show cause why he should not be subject to the following penalties:

(1) If the Plaintiff has received a judgment against the Defendant, an order to the employer to pay the Plaintiff the amount of arrearages caused by the employer's refusal to withhold or his misrepresentation of the Defendant's earnings.

(2) In addition, the court may order the employer to pay the Plaintiff punitive damages in an amount not to exceed $1,000 for each pay period in which the employer has, without legal justification, refused to withhold the Defendant's earnings or has misrepresented the earnings.

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OFFICE OF THE EX-OFFICIO CONSTABLE
LAS VEGAS

September 20, 2017

MELANI SCHUTLE
49811 W CHARLESTON BLVD 2-351
LAS VEGAS, NV 89117

In the matter regarding:

Case#: 17LVTC030304

Defendant: WILLIAM R SCHULTE

We have served the court order in your case, but it could not be processed for the following reason(s):

CLOSED ACCOUNT ON 09/13/17 PER INTERROG 09/20/17 CK

If new information becomes available in this case, please feel free to re-contact this office. We appreciate your business and are ready to assist you in the future.

Sincerely,

Office of the Ex-Officio Constable

By: CELESTE K
Office of the Ex-Officio Constable Clerk

301 E. Clark Avenue Suite 100
Las Vegas, NV 89101
(702) 455-4099 • Fax: (702) 385-2436