

IN THE SUPREME COURT OF THE STATE OF NEVADA

INDICATE FULL CAPTION:

ARTMOR INVESTMENTS, LLC, a Series of
MM HOLDINGS, LLC,

Appellant,

vs.

NYE COUNTY, a governmental entity and
PAUL W. PRUDHONT,

No. 82742

DOCKETING

CIVIL APPEALS

Electronically Filed
May 14 2021 02:50 p.m.

Elizabeth N. Brown
Clerk of Supreme Court

GENERAL INFORMATION

Appellants must complete this docketing statement in compliance with NRAP 14(a). The purpose of the docketing statement is to assist the Supreme Court in screening jurisdiction, identifying issues on appeal, assessing presumptive assignment to the Court of Appeals under NRAP 17, scheduling cases for oral argument and settlement conferences, classifying cases for expedited treatment and assignment to the Court of Appeals, and compiling statistical information.

WARNING

This statement must be completed fully, accurately and on time. NRAP 14(c). The Supreme Court may impose sanctions on counsel or appellant if it appears that the information provided is incomplete or inaccurate. *Id.* Failure to fill out the statement completely or to file it in a timely manner constitutes grounds for the imposition of sanctions, including a fine and/or dismissal of the appeal.

A complete list of the documents that must be attached appears as Question 27 on this docketing statement. Failure to attach all required documents will result in the delay of your appeal and may result in the imposition of sanctions.

This court has noted that when attorneys do not take seriously their obligations under NRAP 14 to complete the docketing statement properly and conscientiously, they waste the valuable judicial resources of this court, making the imposition of sanctions appropriate. See KDI Sylvan Pools v. Workman, 107 Nev. 340, 344, 810 P.2d 1217, 1220 (1991). Please use tab dividers to separate any attached documents.

1. Judicial District Fifth Department 2
County Clark Judge ROBERT W. LANE
District Ct. Case No. CV20-0684

2. Attorney filing this docketing statement:

Attorney John Henry Wright Telephone 702-405-0001
Firm THE WRIGHT LAW GROUP, P.C.
Address 2340 Paseo Del Prado, Suite D-305
Las Vegas, NV 89102

Client(s) Plaintiff / Appellant ARTMOR INVESTMENTS, LLC, a Series of MM HOLDINGS,

If this is a joint statement by multiple appellants, add the names and addresses of other counsel and the names of their clients on an additional sheet accompanied by a certification that they concur in the filing of this statement.

3. Attorney(s) representing respondents(s):

Attorney Michelle J. Nelson, Esq. Telephone (775) 751-7080
Firm NYE COUNTY DISTRICT ATTORNEY
Address
1520 East Basin Ave., Suite 107
Pahrump, Nevada 89060

Client(s) _____

Attorney Chris Arabia, Esq. Telephone (775) 751-7080
Firm NYE COUNTY DISTRICT ATTORNEY
Address
1520 East Basin Ave., Suite 107
Pahrump, Nevada 89060

Client(s) NYE COUNTY and PAUL W. PRUDHONT

(List additional counsel on separate sheet if necessary)

4. Nature of disposition below (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Judgment after bench trial | <input type="checkbox"/> Dismissal: |
| <input type="checkbox"/> Judgment after jury verdict | <input type="checkbox"/> Lack of jurisdiction |
| <input type="checkbox"/> Summary judgment | <input type="checkbox"/> Failure to state a claim |
| <input type="checkbox"/> Default judgment | <input type="checkbox"/> Failure to prosecute |
| <input type="checkbox"/> Grant/Denial of NRCP 60(b) relief | <input checked="" type="checkbox"/> Other (specify): <u>Denial of Writ</u> |
| <input type="checkbox"/> Grant/Denial of injunction | <input type="checkbox"/> Divorce Decree: |
| <input type="checkbox"/> Grant/Denial of declaratory relief | <input type="checkbox"/> Original <input type="checkbox"/> Modification |
| <input type="checkbox"/> Review of agency determination | <input type="checkbox"/> Other disposition (specify): _____ |

5. Does this appeal raise issues concerning any of the following?

- ☐ Child Custody
- ☐ Venue
- ☐ Termination of parental rights

6. Pending and prior proceedings in this court. List the case name and docket number of all appeals or original proceedings presently or previously pending before this court which are related to this appeal:

N/A

7. Pending and prior proceedings in other courts. List the case name, number and court of all pending and prior proceedings in other courts which are related to this appeal (e.g., bankruptcy, consolidated or bifurcated proceedings) and their dates of disposition:

N/A

8. Nature of the action. Briefly describe the nature of the action and the result below:

On December 11, 2020, ARTMOR INVESTMENTS, LLC, a Series of MM HOLDINGS, LLC, filed in the Fifth Judicial Court, an Application requesting the District Court to issue a Writ of Mandamus against Appellees, NYE COUNTY and PAUL W. PRUDHONT, directing them to issue a check for the sum of \$59,289.42 to ARTMOR, constituting the excess proceeds of sale of Appellee's one-third (1/3) ownership share of 17 parcels of real property located in Nye County, Nevada, sold at auction by Appellees in or around June of 2019. NRS § 361.610 (4) provides in pertinent part:

If no claim is made for the excess proceeds within 1 year after the deed given by the county treasurer is recorded, the county treasurer shall pay the money into the general fund of the county, and it must not thereafter be refunded to the former property owner or his or her successors in interest. (Emphasis added).

[Continued on Docketing Statement Attachment A]

9. Issues on appeal. State concisely the principal issue(s) in this appeal (attach separate sheets as necessary):

When Appellees, NYE COUNTY and PAUL W. PRUDHONT, refused to issue a check for ARTMOR INVESTMENTS, LLC's one-third (1/3) share of the excess proceeds from the sale of 17 parcels of property in Nye County in May of 2019, it did so in an arbitrary and capricious manner based upon misreading of the applicable statute and in direct disregard for the prior filing of three (3) claims as to the excess proceeds. The applicable statute only requires that 'a claim' be made within one year from the date the deed from the sale is recorded. This requirement was satisfied.

10. Pending proceedings in this court raising the same or similar issues. If you are aware of any proceedings presently pending before this court which raises the same or similar issues raised in this appeal, list the case name and docket numbers and identify the same or similar issue raised:

N/A

11. Constitutional issues. If this appeal challenges the constitutionality of a statute, and the state, any state agency, or any officer or employee thereof is not a party to this appeal, have you notified the clerk of this court and the attorney general in accordance with NRAP 44 and NRS 30.130?

☒ N/A

☐ Yes

☐ No

If not, explain:

12. Other issues. Does this appeal involve any of the following issues?

☐ Reversal of well-settled Nevada precedent (identify the case(s))

☐ An issue arising under the United States and/or Nevada Constitutions

☒ A substantial issue of first impression

☒ An issue of public policy

☐ An issue where en banc consideration is necessary to maintain uniformity of this court's decisions

☐ A ballot question

If so, explain:

13. Assignment to the Court of Appeals or retention in the Supreme Court. Briefly set forth whether the matter is presumptively retained by the Supreme Court or assigned to the Court of Appeals under NRAP 17, and cite the subparagraph(s) of the Rule under which the matter falls. If appellant believes that the Supreme Court should retain the case despite its presumptive assignment to the Court of Appeals, identify the specific issue(s) or circumstance(s) that warrant retaining the case, and include an explanation of their importance or significance:

This case is not presumptively retained by the Supreme Court.

14. Trial. If this action proceeded to trial, how many days did the trial last? _____

Was it a bench or jury trial? _____

15. Judicial Disqualification. Do you intend to file a motion to disqualify or have a justice recuse him/herself from participation in this appeal? If so, which Justice?

N/A

TIMELINESS OF NOTICE OF APPEAL

16. Date of entry of written judgment or order appealed from 3/10/2021

If no written judgment or order was filed in the district court, explain the basis for seeking appellate review:

17. Date written notice of entry of judgment or order was served 3/10/2021

Was service by:

☐ Delivery

☒ Mail/electronic/fax

18. If the time for filing the notice of appeal was tolled by a post-judgment motion (NRCP 50(b), 52(b), or 59)

(a) Specify the type of motion, the date and method of service of the motion, and the date of filing.

☐ NRCP 50(b) Date of filing _____

☐ NRCP 52(b) Date of filing _____

☐ NRCP 59 Date of filing _____

NOTE: Motions made pursuant to NRCP 60 or motions for rehearing or reconsideration may toll the time for filing a notice of appeal. See AA Primo Builders v. Washington, 126 Nev. ____, 245 P.3d 1190 (2010).

(b) Date of entry of written order resolving tolling motion _____

(c) Date written notice of entry of order resolving tolling motion was served _____

Was service by:

☐ Delivery

☐ Mail

19. Date notice of appeal filed 4/7/2021

If more than one party has appealed from the judgment or order, list the date each notice of appeal was filed and identify by name the party filing the notice of appeal:

20. Specify statute or rule governing the time limit for filing the notice of appeal, e.g., NRAP 4(a) or other

NRAP 4(a)

SUBSTANTIVE APPEALABILITY

21. Specify the statute or other authority granting this court jurisdiction to review the judgment or order appealed from:

(a)

☒ NRAP 3A(b)(1)

☐ NRS 38.205

☐ NRAP 3A(b)(2)

☐ NRS 233B.150

☐ NRAP 3A(b)(3)

☐ NRS 703.376

☒ Other (specify) Appealing from final judgment on application for a writ

(b) Explain how each authority provides a basis for appeal from the judgment or order:

22. List all parties involved in the action or consolidated actions in the district court:

(a) Parties:

ARTMOR INVESTMENTS, LLC, a Series of MM HOLDINGS, LLC, Applicant

NYE COUNTY, Respondent

PAUL W. PRUDHONT, Respondent

(b) If all parties in the district court are not parties to this appeal, explain in detail why those parties are not involved in this appeal, *e.g.*, formally dismissed, not served, or other:

23. Give a brief description (3 to 5 words) of each party's separate claims, counterclaims, cross-claims, or third-party claims and the date of formal disposition of each claim.

24. Did the judgment or order appealed from adjudicate ALL the claims alleged below and the rights and liabilities of ALL the parties to the action or consolidated actions below?

☒ Yes

☐ No

25. If you answered "No" to question 24, complete the following:

(a) Specify the claims remaining pending below:

(b) Specify the parties remaining below:

(c) Did the district court certify the judgment or order appealed from as a final judgment pursuant to NRCP 54(b)?

☐ Yes

☐ No

(d) Did the district court make an express determination, pursuant to NRCP 54(b), that there is no just reason for delay and an express direction for the entry of judgment?

☐ Yes

☐ No

26. If you answered "No" to any part of question 25, explain the basis for seeking appellate review (e.g., order is independently appealable under NRAP 3A(b)):

27. Attach file-stamped copies of the following documents:

- The latest-filed complaint, counterclaims, cross-claims, and third-party claims
- Any tolling motion(s) and order(s) resolving tolling motion(s)
- Orders of NRCP 41(a) dismissals formally resolving each claim, counterclaims, cross-claims and/or third-party claims asserted in the action or consolidated action below, even if not at issue on appeal
- Any other order challenged on appeal
- Notices of entry for each attached order

VERIFICATION

I declare under penalty of perjury that I have read this docketing statement, that the information provided in this docketing statement is true and complete to the best of my knowledge, information and belief, and that I have attached all required documents to this docketing statement.

ARTMOR INVESTMENTS, LLC, a Seri
Name of appellant

John Henry Wright, Esq.
Name of counsel of record

05/14/2021
Date

/s/ John Henry Wright, Esq.
Signature of counsel of record

State of Nevada, County of Clark
State and county where signed

CERTIFICATE OF SERVICE

I certify that on the 14th day of May, 2021, I served a copy of this completed docketing statement upon all counsel of record:

- ☐ By personally serving it upon him/her; or
- ☐ By mailing it by first class mail with sufficient postage prepaid to the following address(es): (NOTE: If all names and addresses cannot fit below, please list names below and attach a separate sheet with the addresses.)
- X By Electronic Mail to the following email address:

Chris Arabia, Esq.
Michelle J. Nelson, Esq.
NYE COUNTY DISTRICT ATTORNEY
1520 East Basin Ave., Suite 107
Pahrump, Nevada 89060
crarabia@co.nye.nv.us
mjnelson@co.nye.nv.us
Attorneys for Respondents

Dated this 14th day of May, 2021

/s/ Candi Ashdown
Signature

ARTMOR INVESTMENTS, LLC, a Series of MM HOLDINGS, LLC
vs
NYE COUNTY, a governmental entity and PAUL W. PRUDHONT,
in his capacity as Treasurer for Nye County

CASE NO. 82742

DOCKETING STATEMENT - ATTACHMENT A

8. Nature of the action. Briefly describe the nature of the action and the result below: (continued)

Section (4), which is the only section dealing with reversion or escheat. It does not require that the claim be a valid one or that all persons entitled to the proceeds be a part of that claim. It cannot be said that there was “no claim” - therefore, there can be no escheat. In this case, three claims were made prior to the expiration of one year from the date Appellees’ Deeds were recorded in Nye County, approximately on June 8, 2019. One claim was for the entire excess proceeds. The other two claims were for the portions of the excess proceeds., thus, the one year limitation no longer applies as a matter of law. In June of 2020, Appellee learned of the excess proceeds and made an application to Appellees for Appellee’s share of the proceeds. Appellees denied the claim on the basis that Appellee did not make a separate claim for a one-third (1/3) share of the excess proceeds within one year from the date the Quitclaim Deeds on the tax sale properties were recorded, on or about June 8, 2019. Appellee first made a claim after June 8, 2020.

The Application was denied, and this appeal followed.



COPY

1 JOHN HENRY WRIGHT, ESQ.
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2 PHILIP S. GERSON, ESQ.
Nevada Bar No. 5964
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6 phil@wrightlawgroupnv.com

FILED
FIFTH JUDICIAL DISTRICT

DEC 11 2020

Nye County Clerk
Judy Ayotte Deputy

7 *Attorneys for Applicant*
8 **ARTMOR INVESTMENTS, LLC,**
a Series of MM HOLDINGS, LLC

FIFTH JUDICIAL DISTRICT COURT

NYE COUNTY, NEVADA

11 ARTMOR INVESTMENTS, LLC, a Series of
12 MM HOLDINGS, LLC a Nevada limited
liability company,

CASE NO. *CV 20-0684*
DEPT. NO. *2*

Applicant,

vs.

15 NYE COUNTY, a governmental entity and
16 PAUL W. PRUDHONT, in his capacity as
Treasurer for Nye County,

Respondents.

APPLICATION FOR WRIT OF MANDAMUS

19 COMES NOW, Applicant, ARTMOR INVESTMENTS, LLC, a Series of MM
20 HOLDINGS, LLC, by and through its attorneys of record, JOHN HENRY WRIGHT, ESQ., and
21 PHILIP S. GERSON, ESQ., of THE WRIGHT LAW GROUP, P.C., and pursuant to NRS § 34.010
22 -34.140, hereby brings this Application for Writ of Mandamus, ordering Respondent PAUL W.
23 PRUDHONT, in his capacity as Treasurer for Respondent NYE COUNTY, to disburse the sum
24 of \$59,289.42 in proceeds obtained by NYE COUNTY from a tax sale of 17 parcels of land owned
25 in common by Petitioner and two other entities, AU Golds and 6600 West Charleston.

I.

RELIEF REQUESTED

Applicant, ARTMOR INVESTMENTS, LLC, a Series of MM HOLDINGS, LLC, files this

THE WRIGHT LAW GROUP P.C.
2340 Paseo Del Prado, Suite D-305
Las Vegas, Nevada 89102
Tel: (702) 405-0001 Fax: (702) 405-8454





1 Application requesting this Court to issue a Writ of Mandamus against Respondents, NYE
2 COUNTY and PAUL W. PRUDHONT, to issue a check for the sum of \$59,289.42 to Applicant,
3 constituting the excess proceeds of sale of Applicant's one-third (1/3) ownership share of 17
4 parcels of real property located in Nye County, Nevada, sold at auction by Respondents in or
5 around June of 2019. There is no other remedy provided.

6 **II.**

7 **ISSUES PRESENTED**

8 When Respondents, NYE COUNTY and PAUL W. PRUDHONT, refused to issue a check
9 for ARTMOR INVESTMENTS, LLC's one-third (1/3) share of the excess proceeds from the sale
10 of 17 parcels of property in Nye County in May of 2019, it did so in an arbitrary and capricious
11 manner based upon misreading of the applicable statute and in direct disregard for the prior filing
12 of three (3) claims as to the excess proceeds. The applicable statute only requires that a claim be
13 made within one year from the date the deed from the sale is recorded. This requirement was
14 satisfied.

15 **III.**

16 **STATEMENT OF FACTS**

17 1. Applicant, along with AU Golds, Inc., and 6600 West Charleston, LLC (collectively
18 "Prior Owners"), purchased numerous properties in and around Pahrump, Nevada for investment
19 purposes. *See*, Grant, Bargain Sale Deed Document No. 824433 attached as **Exhibit 1**.

20 2. Prior Owners became delinquent in the payment of real property taxes on 17 lots
21 in 2016. The 17 lots have Nye County assessor APNs of:

22 030-082-29
23 030-332-17
24 030-431-05
25 031-013-33
26 031-293-16
27 031-314-16
28 031-322-01
037-273-21
037-311-31
038-051-28
038-062-27
038-102-23
039-091-02
041-311-17



041-311-18
041-333-17
041-342-15

See, Exhibit 1 and Affidavit of Rene Morales.

3. Respondents issued notices for the tax sale of these properties in due course with Nevada law. Your Affiant received notice of the tax sale in or around January 2, 2019. *See, Correspondences* dated January 2, 2019 attached hereto as **Exhibit 2**.

4. Respondents conducted tax sales of these 17 lots in 2019, along with a number of other tax delinquent properties not owned by Applicant, in whole or in part. *See, Affidavit of Rene Morales*.

5. Respondents' tax sales resulted in excess proceeds of \$177,868.24 from lots 030-332-17, 030-431-05, 037-273-21 and 037-311-31. The remaining 13 lots partly owned by Applicant returned only enough monies to pay the outstanding tax liens. The excess proceeds were identified as after taxes and other county expenses:

| | |
|------------|--------------|
| 030-332-17 | \$3,308.00 |
| 030-431-05 | \$509.00 |
| 037-273-21 | \$22,192.00 |
| 037-311-31 | \$151,859.24 |

| | |
|-----------|--------------|
| Net Total | \$177,868.24 |
|-----------|--------------|

See, Nye County records attached as **Exhibit 3**.

6. Applicant did not receive notice of any excess proceeds. *See, Affidavit of Rene Morales*.

7. In February or March of 2020, a claim for the full amount of the excess proceeds was made by JDL Development, LLC. Respondents accepted the claim and issued a payment for the full amount of the excess proceeds. *See, Affidavit of Rene Morales*.

8. AU Golds and 6600 West Charleston learned of the excess proceeds and filed requests for distribution of the proceeds. However, AU Golds and 6600 West Charleston only requested a one-third (1/3) disbursement to each of them, severally. After receiving the additional claims from AU Golds and 6600 West Charleston, Respondents cancelled or reversed the payment to JDL Development, LLC, for reasons discussed *infra*, and paid out two-thirds (2/3) of the excess proceeds to AU Golds and 6600 West Charleston. No payment was made to Applicant nor was



notice given to Applicant. *See*, Affidavit of Rene Morales.

9. Respondents issued checks to AU Golds and 6600 West Charleston in the amount of \$59,289.55, a piece, which equates to a total excess proceeds amount of \$177,868.65. *See*, Affidavit of Rene Morales and Nye County disbursement records attached hereto as **Exhibit 4**.

10. In June of 2020, Applicant learned of the excess proceeds and made an application to Respondents for Applicant's share of the proceeds. *See*, Affidavit of Rene Morales.

11. Respondents refused to issue any proceeds to Applicant, taking a position that more than one year had passed since the Quitclaim Deeds were recorded on the 4 parcels generating excess proceeds under NRS §§ 361.585 and 361.610. *See*, Affidavit of Rene Morales.

12. Respondents do not cite to the actual language of the applicable statutes but, instead to a version they are applying which differs from the statutory language.

13. NRS § 361.610 (4) provides in pertinent part:

If no claim is made for the excess proceeds within 1 year after the deed given by the county treasurer is recorded, the county treasurer shall pay the money into the general fund of the county, and it must not thereafter be refunded to the former property owner or his or her successors in interest.

14. Respondents have narrowed the language of the statute from requiring only a "claim", to requiring a separate claim from each individual or entity entitled to receive all or a portion of the excess proceeds. NRS § 361.610(5) states:

If a person listed in subsection 6 makes a claim in writing for the excess proceeds within 1 year after the deed is recorded, the county treasurer shall pay the claim or the proper portion of the claim over to the person if the county treasurer is satisfied that the person is entitled to it.

15. Further, the statute only requires that a "claim" be made within one year, not that each person or entity entitled to proceeds has to make a separate claim. Once a "claim" is made, the monies must be refunded. A "claim" was made in February or March of 2020. The statute does not require that the "claim" be a valid one made by a party entitled to the excess proceeds. In fact, 3 claims were made prior to June of 2020, thus, the one year limitation no longer applies as a matter of law.

16. In June of 2020, Applicant learned of the excess proceeds and made a request to Respondents for those excess proceeds. Respondents denied the claim on the basis that Applicant



1 did not make a separate claim for a one-third (1/3) share of the excess proceeds within one year
2 from the date the Quitclaim Deeds on the tax sale properties were recorded, on or about June 8,
3 2019. Applicant first made a claim after June 8, 2020. *See*, Affidavit of Rene Morales.

4 17. Applicant recently learned that a third person falsely applied for and received the
5 monies due and owing to Applicant, and that Respondents have canceled the excess proceeds check
6 issued to that third person. Upon information and belief, someone named Donald Lew from JDL
7 Development, LLC submitted paperwork to Respondents in February or March of 2020 claiming
8 to be the agent of Prior Owners. Respondents then issued a payment of the full amount of the
9 excess proceeds to JDL Development, LLC. Subsequently, AU Golds submitted a claim for
10 reimbursement. Respondents then canceled the payment to JDL Development, LLC and an
11 investigation was commenced into possible identity theft. Sometime later, in approximately June
12 of 2020, JDL Development, LLC again contacted Respondents for the issuance of the full excess
13 proceeds amount. At that time, Donald Lew was detained and is currently facing criminal charges
14 for attempted identity theft. *See*, Affidavit of Rene Morales.

15 IV.

16 THIS COURT SHOULD ISSUE A WRIT IN THIS CASE

17 Writs of certiorari, mandamus and prohibition should issue where a party lacks a plain,
18 speedy and adequate remedy in the ordinary course of law. NRS §§ 34.020, 34.160 and 34.330 and
19 *Mineral County v. State, Dept. Of Conservation and Natural Resources*, 117 Nev. 235, 243, 20
20 P.3d 800, 805 (2001). Appellants lack any plain, speedy or adequate remedy in the ordinary course
21 of law.

22 An administrative agency decision is reviewed under the arbitrary and capricious standard.
23 The decision of the agency must be supported by substantial evidence. *Cannon Cochran Mgmt.*
24 *Servs. v. Figueroa*, 468 P.3d 827, 829 (Nev. 2020). A decision that lacks substantial evidence is
25 an abuse of discretion that warrants reversal. *Id.* A decision is arbitrary if it is founded on prejudice
26 or preference rather than reason. *Nev. Dept. of Pub. Safety v. Coley*, 132 Nev. 149, 153, 368 P.3d
27 758, 760 (2016). A decision is capricious if it is contrary to the evidence or established rules of
28 law. *Id.* Mandamus is available to compel the performance of an act the law requires or control



1 an arbitrary or capricious exercise of discretion. *Id.*

2 In this case, this Court should issue a peremptory Writ of Mandamus as Respondent has
3 exceeded its jurisdiction and there is no appeal available. The denial of payment is not supported
4 by substantial evidence and is not based upon reason. NRS § 361.610 only requires that one claim
5 to excess proceeds be made timely. Not a claim by every person or entity in proportion to that
6 entity's percentage of interest in the excess proceeds. Just a claim. Nothing more. The Treasurer
7 then needs to pay out either one hundred percent (100%), or some other percentage. Payment of
8 the claim is different from the fact of a claim.

9 The only limitation on when the obligation to pay the excess proceeds to a person or entity
10 entitled to claim all or some portion of the excess proceeds is under NRS § 361.610(4). This
11 limitation only applies if no claim is made within one year of the recording of the County's deed.
12 NO claim. Not "no claim as to each dollar or penny of the excess proceeds". NO claim. PERIOD.


13 In this case, three claims were made prior to the expiration of one year from the date
14 Respondents' Deeds were recorded in Nye County, approximately on June 8, 2019. One claim was
15 for the entire excess proceeds. The other two claims were for the proper portion of the claim; the
16 claim being the entire excess proceeds.

17 The way Respondents read the statute, there could never be a "proper portion of the claim".
18 If "claim" is only a party's proper portion, then there will only ever be a payment of a "claim" and
19 no payment of a "proper portion". The way the statute is written, a claim is the entire excess
20 proceeds. If someone is entitled to only five (5%) of the excess proceeds, then they make a claim
21 as to the entire amount with that party's "proper portion" being five (5%) of the entire amount. *S.*
22 *Nev. Homebuilders Assn v. Clark County*, 117 P.3d 171, 173 (Nev. 2005)(a statute must be
23 interpreted in a way that does not make words or phrases superfluous). Respondents mistakenly
24 read the statute as to render language of the statute superfluous. The fact remains that the 'proper
25 portion' is not the 'claim'. Those are two separate items. AU Golds and 6600 West Charleston
26 made claims to the excess proceeds but were only entitled to receive their respective proper portion
27 of the claim. The claim is the entire excess proceeds. The proper portion of the claim is one-third
28 (1/3).

1 WHEREFORE, Applicant prays that this Honorable Court issue a peremptory Writ of
2 Mandamus instructing Respondents to issue a payment in the amount of \$59,289.42 to Applicant
3 for one-third (1/3) of the excess proceeds from the tax sale for which monies were received by
4 Respondents in excess of the tax sale amount.

5 DATED this 9th day of December, 2020.

6 Respectfully submitted by:
7 **THE WRIGHT LAW GROUP, P.C.**

8 
9 JOHN HENRY WRIGHT, ESQ.

10 Nevada Bar No. 6182

11 PHILIP S. GERSON, ESQ.

12 Nevada Bar No. 5964

13 2340 Paseo Del Prado, Suite D-305

14 Las Vegas, Nevada 89102

15 Telephone: (702) 405-0001

16 Facsimile: (702) 405-8454

17 *Attorneys for Applicant*
18 *ARTMOR INVESTMENTS, LLC,*
19 *a Series of MM HOLDINGS, LLC*

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THE WRIGHT LAW GROUP P.C.
2340 Paseo Del Prado, Suite D-305
Las Vegas, Nevada 89102
Tel: (702) 405-0001 Fax: (702) 405-8454



EXHIBIT 1

DOC #824433

Official Records Nye County NV
Deborah Beatty - Recorder
12/03/2014 09:08:12 AM
Requested By: COW COUNTY TITLE CO
Recorded By: vw RPTT:\$390.00
Recording Fee: \$20.00
Non Conformity Fee: \$0.00
Page 1 of 8

A.P.N. # 041-333-17
041-342-15
041-311-17
041-311-18
031-013-33
030-431-05
038-062-27
038-102-23
038-051-28
039-091-02
037-273-21
037-311-31
030-082-29
030-332-17
031-293-16
031-322-01
031-314-16
R.P.T.T. \$390.00
Escrow No. 48162
Recording Requested By:
Cow County Title Co.
Mail Tax Statements To:
Same as below
When Recorded Mail To:
AUGOLDS, INC.
101 Convention Cntr Dr #1150
Las Vegas NV 89109

I HEREBY CERTIFY THAT IF IMPRESSED WITH THE
RAISED SEAL OF THE NYE COUNTY RECORDER THIS
IS A TRUE AND CORRECT COPY OF THE ORIGINAL
RECORD ON FILE IN THIS OFFICE

07/29/2020


DEBORAH BEATTY
COUNTY RECORDER NYE COUNTY, NEVADA

Per NRS 239 Sec 6 SSN may be redacted, but in no way affects
the legality of the document.

This document contains 8 pages.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JRJ ADVANCE MULTISERVICES, LLC, a Florida limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to AUGOLDS, INC., a Nevada Corporation as to a 1/3 interest and ARTMOR INVESTMENTS, LLC, a series of MM HOLDINGS, LLC, a Nevada limited liability company as to a 1/3 interest and 6600 WEST CHARLESTON, LLC, a Nevada limited liability company as to a 1/3 interest all as tenants in common and to the assigns of such Grantee forever, all that real property situated in the County of Nye, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Nye, State of Nevada, described as follows:

PARCEL 1

Parcel A commonly designated as the Storm Drain Parcel in Block 12 of CALVADA VALLEY UNIT NO. 14, as shown by map thereof recorded June 3, 1987 in the Office of the County Recorder of Nye County, under File No. 182564, and re-recorded May 5, 1989 under File No. 233990, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 041-333-17

PARCEL 2

Parcel A commonly designated as the Storm Drain Parcel in Block 11 of CALVADA VALLEY UNIT NO. 14, as shown by map thereof recorded June 3, 1987 in the Office of the County Recorder of Nye County, under File No. 182564, and re-recorded May 5, 1989 under File No. 233990, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 041-342-15

PARCEL 3

Parcel A commonly designated as the Storm Drain Parcel in Block 1 of CALVADA VALLEY UNIT NO. 14, as shown by map thereof recorded June 3, 1987 in the Office of the County Recorder of Nye County, under File No. 182564, and re-recorded May 5, 1989 under File No. 233990, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 041-311-17

PARCEL 4

Parcel A commonly designated as the Storm Drain Parcel in Block 2 of CALVADA VALLEY UNIT NO. 14, as shown by map thereof recorded June 3, 1987 in the Office of the County Recorder of Nye County, under File No. 182564, and re-recorded May 5, 1989 under File No. 233990, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 041-311-18

PARCEL 5

Lot 34 in Block 19 of CALVADA NORTH UNIT NO. 3, as shown by map thereof recorded February 5, 1975 in the Office of the County Recorder of Nye County, under File No. 46312, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 031-013-33

PARCEL 6

Lot 79 in Block 63 of CALVADA NORTH UNIT NO. 1, as shown by map thereof recorded February 5, 1975 in the Office of the County Recorder of Nye County, under File No. 46310, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 030-431-05

PARCEL 7

That certain parcel of land being the Landscape Island or commonly known as the Dog Bone Parcel lying immediately adjacent to Nevada State Highway 160 and the Frontage Road existing within Block 27 of CALVADA VALLEY UNIT NO. 11, as shown by map thereof recorded February 5, 1974 in the Office of the County Recorder of Nye County, under File No. 40749, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 038-062-27

PARCEL 8

That certain parcel of land being the Landscape Island or commonly known as the Dog Bone Parcel lying immediately adjacent to Nevada State Highway 160 and the Frontage Road existing within Block 10 of CALVADA VALLEY UNIT NO. 11, as shown by map thereof recorded February 5, 1974 in the Office of the County Recorder of Nye County, under File No. 40749, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 038-102-23

PARCEL 9

That certain parcel of land being the Landscape Island or commonly known as the Dog Bone Parcel lying immediately adjacent to Nevada State Highway 160 and the Frontage Road existing within Block 28 of CALVADA VALLEY UNIT NO. 11, as shown by map thereof recorded February 5, 1974 in the Office of the County Recorder of Nye County, under File No. 40749, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 038-051-28

PARCEL 10

Lot 49 in Block 22 of CALVADA VALLEY UNIT NO. 8-B, as shown by map thereof recorded August 6, 1971 in the Office of the County Recorder of Nye County, under File No. 28327, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 039-091-02

PARCEL 11

Lot 21 in Block 43 of CALVADA VALLEY UNIT NO. 9B, as shown by map thereof recorded September 12, 1983 in the Office of the County Recorder of Nye County, under File No. 91240, Nye County, Nevada records and re-recorded February 2, 1984 under File No. 104054 and re-recorded January 14, 1985 under File No. 132840, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 037-273-21

PARCEL 12

Lot 31 in Block 38 of CALVADA VALLEY UNIT NO. 9B, as shown by map thereof recorded September 12, 1983 in the Office of the County Recorder of Nye County, under File No. 91240, Nye County, Nevada records and re-recorded February 2, 1984 under File No. 104054 and re-recorded January 14, 1985 under File No. 132840, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 037-311-31

PARCEL 13

Lot 29 in Block 75 of CALVADA NORTH UNIT NO. 2, as shown by map thereof recorded February 5, 1975 in the Office of the County Recorder of Nye County, under File No. 46311, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 030-082-29

PARCEL 14

Lot 134 in Block 88 of CALVADA NORTH UNIT NO. 2, as shown by map thereof recorded February 5, 1975 in the Office of the County Recorder of Nye County, under File No. 46311, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 030-332-17

PARCEL 15

Lot 12 of Block 24 of THE FINAL AMENDED PLAT OF CALVADA VALLEY NORTH UNIT NO. 3 recorded January 2, 1997 in the Office of the County Recorder of Nye County, Nevada, as File No. 411495, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 031-293-16

PARCEL 16

Lot 28 in Block 33 of CALVADA NORTH UNIT NO. 3, as shown by map thereof recorded February 5, 1975 in the Office of the County Recorder of Nye County, under File No. 46312, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 031-322-01

PARCEL 17

Lot 237 in Block 24 of CALVADA NORTH UNIT NO. 3, as shown by map thereof recorded February 5, 1975 in the Office of the County Recorder of Nye County, under File No. 46312, Nye County, Nevada records.

Excepting therefrom all oil, gas and mineral rights, if any.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 031-314-16

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: November 10, 2014

JRJ ADVANCE MULTISERVICES, LLC,
a Florida limited liability company

Jorge M. Borbon
JORGE M. BORBON, Manager

State of FLORIDA }
County of ORANGE } ss.

This instrument was acknowledged before me on this
21 day of NOVEMBER, 20 14 by
JORGE M. BORBON, Manager



ANGIE L. AVILES
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF128382
Expires 5/26/2018

Angie L. Aviles
Signature: Notary Public

Stamp Notary Seal inside this box

**STATE OF NEVADA
DECLARATION OF VALUE**
1. Assessor Parcel Number(s)

- a) See Attachment
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: VW-HV

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Family Residence
 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
 e) ☐ Apartment Bldg. f) ☐ Commercial/Industrial
 g) ☐ Agricultural h) ☐ Mobile Home
 i) ☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (\$100,000.00)
 Transfer Tax Value \$100,000.00
 Real Property Transfer Tax Due: \$390.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110 that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature:

Capacity:
Seller/Grantor
Signature:
Capacity:
Buyer/Grantee
SELLER (GRANTOR) INFORMATION

Print Name: JRJ ADVANCE
MULTISERVICES, LLC
 Address: c/o Jorge Borbon, 10113
Granite Bay Dr
 City/State/Zip Orlando, FL 32832

BUYER (GRANTEE) INFORMATION

Print Name: See Attachment.
 Address: _____
 City/State/Zip _____

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No 48162
 Address: 761 S. Raindance Drive
Pahrump, Nevada 89048

APNs:

041-333-17
 041-342-15
 041-311-17
 041-311-18
 031-013-33
 030-431-05
 038-062-27
 038-102-23
 038-051-28
 039-091-02
 037-273-21
 037-311-31
 030-082-29
 030-332-17
 031-293-16
 031-322-01
 031-314-16

BUYER (GRANTEE) INFORMATION

Print Name: AUGOLDS, INC.
 Address: 101 CONVENTION CENTER #1150
 City/State/Zip: L.V. NV 89109

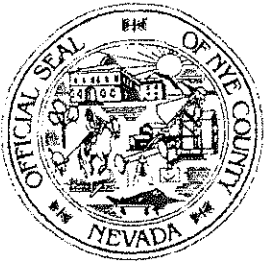
BUYER (GRANTEE) INFORMATION

Print Name: ARTMOR INVESTMENTS,
 LLC, a series of MM
 Print Name: HOLDINGS, LLC
 Address: 2941 E. Las Vegas
 City/State/Zip: Las Vegas, NV 89106

BUYER (GRANTEE) INFORMATION

Print Name: 6600 WEST CHARLESTON,
 LLC
 Address: 6600 W. Charleston #118
 City/State/Zip: Las Vegas NV 89106

EXHIBIT 2



NYE COUNTY TREASURER

Jennifer Perry

Main Office

P.O. Box 473

Tonopah, NV 89049

(775) 482-8147 (775) 482-8193 fax

Treasurer@co.nye.nv.us

NOTICE OF INTENT TO SELL REAL PROPERTY (NRS 361.585 AND NRS 361.595)

January 2, 2019

ARTMOR INVESTMENTS, LLC A SERIES OF MM CHARLESTON, LLC
2941 LORELIE ST.
PAHRUMP, NV 89048-7400

Real Property Taxes for APN 031-013-33
Legal Description: T19S R53E S8 U.3 B.19 L.34 .270 CALVADA VALLEY NORTH
Property Location: 1591 W AIDA PL, PAHRUMP

THE NYE COUNTY TREASURER HAS TAKEN A DEED TO THE ABOVE NOTED PARCEL AND WILL SELL THE PARCEL AT PUBLIC AUCTION TO BE HELD ON MAY 8th, 2019 AT 9:00 AM IN PAHRUMP, NV, OR DISPOSE OF THE PARCEL AS PROVIDED BY NEVADA REVISED STATUTE 361.603

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, per N.R.S. 361.603, **YOU WILL LOSE ALL OF YOUR RIGHT, TITLE AND INTEREST IN THE PROPERTY IF YOU DO NOT PAY THE DELINQUENT AMOUNT BY APRIL 2nd, 2019.** The total amount due to reconvey this property is \$771.00. Payment must be made in the form of **cash or certified funds** payable to the Nye County Treasurer, P.O. Box 473, Tonopah, NV 89049. **PAYMENTS NOT MADE IN THE FORM OF CASH OR CERTIFIED FUNDS WILL BE RETURNED. CREDIT CARD PAYMENTS WILL NOT BE ACCEPTED.** In compliance with Nevada Revised Statute 361.595 3(b), **THIS IS YOUR 90-DAY NOTICE OF RIGHT TO RECONVEY.**

If the property is to be disposed of as per Nevada Revised Statute 361.603, and not sold at auction, you have NO RIGHT TO REDEEM the property after 90 days from the date of this letter. Your property will be transferred as provided under Nevada Law. It is your responsibility to contact the Nye County Treasurer to find out if your property is being considered to be transferred as per NRS 361.603.

Bankruptcy – If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy **before the above due date.**

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Perry".

Jennifer Perry
Nye County Treasurer
G

Ownership History for Parcel # 031-013-33

| Current Owners | |
|---|------|
| Name | From |
| NYE CO TREAS TRSTE 15/16 101 CONVENTION CNTR DR #1150 %AUGOLDS INC ETAL LAS VEGAS, NV 89109-2029 | 2018 |
| AUGOLDS INC ETAL 101 CONVENTION CNTR DR #1150 LAS VEGAS, NV 89109 | 2015 |
| ARTMOR INVESTMENTS LLC | 0 |
| 6600 WEST CHARLESTON LLC | 0 |

| Prior Owners | | |
|--|------|------|
| Name | From | To |
| JRJ ADVANCE MULTISERVICES LLC 10113 GRANITE BAY DR %JORGE BORBON ORLANDO, FL 00984-3470 | 2014 | 2015 |
| PADUA, EDWIN P O BOX 3470 CAROLINA, PR 00984 | 2007 | 2014 |

NOTE: This is not a complete history and should not be used in place of a title search.

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NYE COUNTY TREASURER

Jennifer Perry

Main Office

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Tonopah, NV 89049

(775) 482-8147 (775) 482-8193 fax

Treasurer@co.nye.nv.us

NOTICE OF INTENT TO SELL REAL PROPERTY (NRS 361.585 AND NRS 361.595)

January 2, 2019

ARTMOR INVESTMENTS, LLC A SERIES OF MM CHARLESTON, LLC
2941 LORELIE ST.
PAHRUMP, NV 89048-7400

Real Property Taxes for APN 031-314-16

Legal Description: T19S R53E S17 U.3 B.24 L.237 PARK 5.300AC CALVADA VALLEY NORTH

Property Location: 5860 N AMADEO PL, PAHRUMP

THE NYE COUNTY TREASURER HAS TAKEN A DEED TO THE ABOVE NOTED PARCEL AND WILL SELL THE PARCEL AT PUBLIC AUCTION TO BE HELD ON MAY 8th, 2019 AT 9:00 AM IN PAHRUMP, NV, OR DISPOSE OF THE PARCEL AS PROVIDED BY NEVADA REVISED STATUTE 361.603

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, per N.R.S. 361.603, **YOU WILL LOSE ALL OF YOUR RIGHT, TITLE AND INTEREST IN THE PROPERTY IF YOU DO NOT PAY THE DELINQUENT AMOUNT BY APRIL 2nd, 2019.** The total amount due to reconvey this property is **\$1,408.00.** Payment must be made in the form of **cash or certified funds** payable to the Nye County Treasurer, P.O. Box 473, Tonopah, NV 89049. **PAYMENTS NOT MADE IN THE FORM OF CASH OR CERTIFIED FUNDS WILL BE RETURNED. CREDIT CARD PAYMENTS WILL NOT BE ACCEPTED.**

In compliance with Nevada Revised Statute 361.595 3(b), **THIS IS YOUR 90-DAY NOTICE OF RIGHT TO RECONVEY.**

If the property is to be disposed of as per Nevada Revised Statute 361.603, and not sold at auction, you have NO RIGHT TO REDEEM the property after 90 days from the date of this letter. Your property will be transferred as provided under Nevada Law. It is your responsibility to contact the Nye County Treasurer to find out if your property is being considered to be transferred as per NRS 361.603.

Bankruptcy – If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy **before the above due date.**

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Perry".

Jennifer Perry
Nye County Treasurer
G

Ownership History for Parcel # 031-314-16

Current Owners

| Name | From |
|---|------|
| NYE CO TREAS TRSTE 15/16 101 CONVENTION CNTR DR #1150 %AUGOLDS INC ETAL LAS VEGAS, NV 89109-2029 | 2018 |
| AUGOLDS INC ETAL 101 CONVENTION CNTR DR #1150 LAS VEGAS, NV 89109 | 2015 |
| ARTMOR INVESTMENTS LLC | 0 |
| 6600 WEST CHARLESTON LLC | 0 |

Prior Owners

| Name | From | To |
|--|------|------|
| JRJ ADVANCE MULTISERVICES LLC 10113 GRANITE BAY DR %JORGE BORBON ORLANDO, FL 00984-3470 | 2014 | 2015 |
| PADUA, EDWIN P O BOX 3470 CAROLINA, PR 00984 | 2007 | 2014 |

NOTE: This is not a complete history and should not be used in place of a title search.

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Jennifer Perry

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Treasurer@co.nye.nv.us

NOTICE OF INTENT TO SELL REAL PROPERTY (NRS 361.585 AND NRS 361.595)

January 2, 2019

ARTMOR INVESTMENTS, LLC A SERIES OF MM CHARLESTON, LLC
2941 LORELIE ST.
PAHRUMP, NV 89048-7400

Real Property Taxes for APN 037-273-21

Legal Description: T21S R54E S3 U.9B B.43 L.21 3.2ACRES CALVADA 3.180AC 138,526.790 SQ FT +/-

Property Location: 6211 E CRAZYHORSE ST, PAHRUMP

THE NYE COUNTY TREASURER HAS TAKEN A DEED TO THE ABOVE NOTED PARCEL AND WILL SELL THE PARCEL AT PUBLIC AUCTION TO BE HELD ON MAY 8th, 2019 AT 9:00 AM IN PAHRUMP, NV, OR DISPOSE OF THE PARCEL AS PROVIDED BY NEVADA REVISED STATUTE 361.603

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, per N.R.S. 361.603, **YOU WILL LOSE ALL OF YOUR RIGHT, TITLE AND INTEREST IN THE PROPERTY IF YOU DO NOT PAY THE DELINQUENT AMOUNT BY APRIL 2nd, 2019.** The total amount due to reconvey this property is **\$1,508.00.** Payment must be made in the form of **cash or certified funds** payable to the Nye County Treasurer, P.O. Box 473, Tonopah, NV 89049. **PAYMENTS NOT MADE IN THE FORM OF CASH OR CERTIFIED FUNDS WILL BE RETURNED. CREDIT CARD PAYMENTS WILL NOT BE ACCEPTED.**

In compliance with Nevada Revised Statute 361.595 3(b), **THIS IS YOUR 90-DAY NOTICE OF RIGHT TO RECONVEY.**

If the property is to be disposed of as per Nevada Revised Statute 361.603, and not sold at auction, you have NO RIGHT TO REDEEM the property after 90 days from the date of this letter. Your property will be transferred as provided under Nevada Law. It is your responsibility to contact the Nye County Treasurer to find out if your property is being considered to be transferred as per NRS 361.603.

Bankruptcy – If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy **before the above due date.**

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Perry".

Jennifer Perry
Nye County Treasurer

G

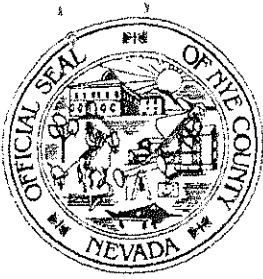
Ownership History for Parcel # 037-273-21

| Current Owners | |
|---|------|
| Name | From |
| ROTHSTEIN,DRAKE ETAL 755 SUNSET RD HENDERSON, NV 89011-4601 | 2019 |
| MEXICAN GOLD&OIL EXPLORATION TR | 0 |

| Prior Owners | | |
|---|------|------|
| Name | From | To |
| NYE CO TREAS TRSTE 15/16 101 CONVENTION CNTR DR #1150 %AUGOLDS INC ETAL LAS VEGAS, NV 89109-2029 | 2018 | 2018 |
| AUGOLDS INC ETAL 101 CONVENTION CNTR DR #1150 LAS VEGAS, NV 89109 | 2015 | 2018 |
| 6600 WEST CHARLESTON LLC | 0 | 2018 |
| ARTMOR INVESTMENTS LLC | 0 | 2018 |
| JRJ ADVANCE MULTISERVICES LLC 10113 GRANITE BAY DR %JORGE BORBON ORLANDO, FL 00984-3470 | 2014 | 2015 |
| PADUA,EDWIN P O BOX 3470 CAROLINA, PR 00984 | 2007 | 2014 |

NOTE: This is not a complete history and should not be used in place of a title search.

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Jennifer Perry

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Treasurer@co.nye.nv.us

NOTICE OF INTENT TO SELL REAL PROPERTY (NRS 361.585 AND NRS 361.595)

January 2, 2019

ARTMOR INVESTMENTS, LLC A SERIES OF MM CHARLESTON, LLC
2941 LORELIE ST.
PAHRUMP, NV 89048-7400

Real Property Taxes for APN 041-342-15

Legal Description: T21S R53E S35 U.14 B.11 L.A 11.96 ACRES STORM DRAIN CHANNEL CALVADA VALLEY

Property Location: 1700 E DELORES ST, PAHRUMP

THE NYE COUNTY TREASURER HAS TAKEN A DEED TO THE ABOVE NOTED PARCEL AND WILL SELL THE PARCEL AT PUBLIC AUCTION TO BE HELD ON MAY 8th, 2019 AT 9:00 AM IN PAHRUMP, NV, OR DISPOSE OF THE PARCEL AS PROVIDED BY NEVADA REVISED STATUTE 361.603

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, per N.R.S. 361.603, **YOU WILL LOSE ALL OF YOUR RIGHT, TITLE AND INTEREST IN THE PROPERTY IF YOU DO NOT PAY THE DELINQUENT AMOUNT BY APRIL 2nd, 2019.** The total amount due to reconvey this property is **\$628.00.** Payment must be made in the form of **cash or certified funds** payable to the Nye County Treasurer, P.O. Box 473, Tonopah, NV 89049. **PAYMENTS NOT MADE IN THE FORM OF CASH OR CERTIFIED FUNDS WILL BE RETURNED. CREDIT CARD PAYMENTS WILL NOT BE ACCEPTED.** In compliance with Nevada Revised Statute 361.595 3(b), **THIS IS YOUR 90-DAY NOTICE OF RIGHT TO RECONVEY.**

If the property is to be disposed of as per Nevada Revised Statute 361.603, and not sold at auction, you have NO RIGHT TO REDEEM the property after 90 days from the date of this letter. Your property will be transferred as provided under Nevada Law. It is your responsibility to contact the Nye County Treasurer to find out if your property is being considered to be transferred as per NRS 361.603.

Bankruptcy – If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy **before the above due date.**

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Perry".

Jennifer Perry
Nye County Treasurer
G

Ownership History for Parcel # 041-342-15

| Current Owners | |
|---|------|
| Name | From |
| NYE CO TREAS TRSTE 15/16 101 CONVENTION CNTR DR #1150 %AUGOLDS INC ETAL LAS VEGAS, NV 89109-2029 | 2018 |
| AUGOLDS INC ETAL 101 CONVENTION CNTR DR #1150 LAS VEGAS, NV 89109 | 2015 |
| ARTMOR INVESTMENTS LLC | 0 |
| 6600 WEST CHARLESTON LLC | 0 |

| Prior Owners | | |
|--|------|------|
| Name | From | To |
| JRJ ADVANCE MULTISERVICES LLC 10113 GRANITE BAY DR %JORGE BORBON ORLANDO, FL 00984-3470 | 2014 | 2015 |
| PADUA,EDWIN P O BOX 3470 CAROLINA, PR 00984 | 2007 | 2014 |

NOTE: This is not a complete history and should not be used in place of a title search.

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NYE COUNTY TREASURER

Jennifer Perry

Main Office
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Tonopah, NV 89049
(775) 482-8147 (775) 482-8193 fax
Treasurer@co.nye.nv.us

NOTICE OF INTENT TO SELL REAL PROPERTY (NRS 361.585 AND NRS 361.595)

January 2, 2019

ARTMOR INVESTMENTS, LLC A SERIES OF MM CHARLESTON, LLC
2941 LORELIE ST.
PAHRUMP, NV 89048-7400

Real Property Taxes for APN 041-333-17

Legal Description: T21S R53E S35 U.14 B.11 L.A 12.22 ACRES STORM DRAIN CHANNEL CALVADA VALLEY

Property Location: 1800 E DELORES ST, PAHRUMP

THE NYE COUNTY TREASURER HAS TAKEN A DEED TO THE ABOVE NOTED PARCEL AND WILL SELL THE PARCEL AT PUBLIC AUCTION TO BE HELD ON MAY 8th, 2019 AT 9:00 AM IN PAHRUMP, NV, OR DISPOSE OF THE PARCEL AS PROVIDED BY NEVADA REVISED STATUTE 361.603

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, per N.R.S. 361.603, **YOU WILL LOSE ALL OF YOUR RIGHT, TITLE AND INTEREST IN THE PROPERTY IF YOU DO NOT PAY THE DELINQUENT AMOUNT BY APRIL 2nd, 2019.** The total amount due to reconvey this property is **\$767.00.** Payment must be made in the form of **cash or certified funds** payable to the Nye County Treasurer, P.O. Box 473, Tonopah, NV 89049. **PAYMENTS NOT MADE IN THE FORM OF CASH OR CERTIFIED FUNDS WILL BE RETURNED. CREDIT CARD PAYMENTS WILL NOT BE ACCEPTED.** In compliance with Nevada Revised Statute 361.595 3(b), **THIS IS YOUR 90-DAY NOTICE OF RIGHT TO RECONVEY.**

If the property is to be disposed of as per Nevada Revised Statute 361.603, and not sold at auction, you have NO RIGHT TO REDEEM the property after 90 days from the date of this letter. Your property will be transferred as provided under Nevada Law. It is your responsibility to contact the Nye County Treasurer to find out if your property is being considered to be transferred as per NRS 361.603.

Bankruptcy – If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy before the above due date.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Perry".

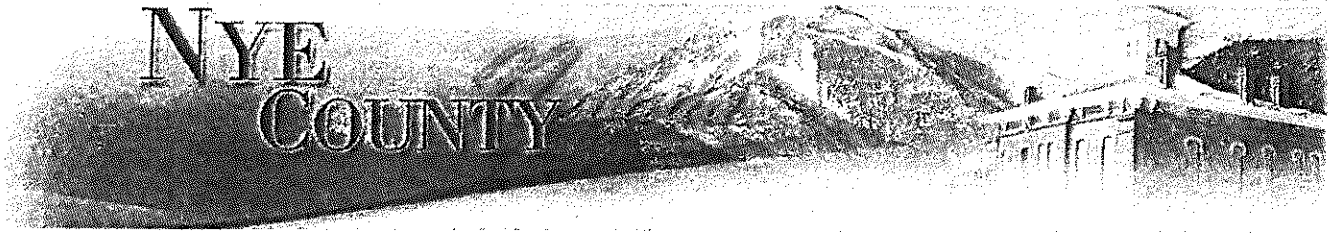
Jennifer Perry
Nye County Treasurer
G

Ownership History for Parcel # 041-333-17

| Current Owners | | Prior Owners | | |
|---|------|---|------|------|
| Name | From | Name | From | To |
| NYE CO TREAS TRSTE 15/16 101 CONVENTION CNTR DR #1150 %AUGOLDS INC ETAL LAS VEGAS, NV 89109-2029 | 2018 | JRJ ADVANCE MULTISERVICES LLC 10113 GRANITE BAY DR %JORGE BORBON ORLANDO, FL 32832 | 2014 | 2015 |
| AUGOLDS INC ETAL 101 CONVENTION CNTR DR #1150 LAS VEGAS, NV 89109 | 2015 | PADUA,EDWIN P O BOX 3470 CAROLINA, PR 00984 | 2007 | 2014 |
| ARTMOR INVESTMENTS LLC | 0 | | | |
| 6600 WEST CHARLESTON LLC | 0 | | | |

NOTE: This is not a complete history and should not be used in place of a title search.

[Go Back](#)



[Assessor Home](#) [Advanced Search](#) [Assessor Inquiry \(Back\)](#)

Real Property Inquiry

[Search for Real Property \(Land, Improvements, etc.\)](#)

Order List By:

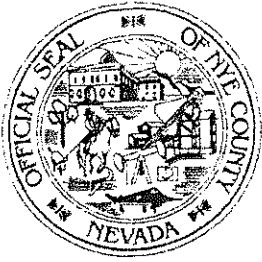
• [Parcel Number](#) [Owner Name](#) [Property Location](#) [District](#)

Filters: [Limit Selected Parcels to Include \(Choose any number\):](#)

| | | | | |
|--------------------------|-----|----------------------------|---|---------------------------------|
| Parcel Number Range | - | 8-digit numbers, no dashes | Partial Owner Name | <input type="checkbox"/> Assess |
| Land Use Code Range | - | Code Table | examples: SMITH M / ACME MARKETS | <input type="checkbox"/> Legal |
| Land Use Codes | | | | |
| Acreage Range | - | | Partial Property Location DOG BONE ISLAND | |
| Net Assessed Value Range | - | for tax year 2019-20 | examples: N MAIN ST / MAPLE DR | |
| District | All | | Subdivision Code | All |
| Zoning Code | All | | | Search |

Search Results - Select for Detail

| Parcel # | Owner Name | Property Location | Dist. | Land Use | Acreage | Net Assessed Value |
|----------------------------|----------------------------|-----------------------------------|-----------------------|---------------------------|-------------------------|------------------------------------|
| 038-051-28 | NYE CO TREAS TRSTE | 15/16 DOG BONE ISLAND | 6.2 | 150 - Vacant - Industrial | .500 | 500 |
| 038-102-23 | NYE CO TREAS TRSTE | 15/16 DOG BONE ISLAND | 6.2 | 150 - Vacant - Industrial | .420 | 500 |
| 038-234-32 | NYE COUNTY | DOG BONE ISLAND | 6.2 | 150 - Vacant - Industrial | .580 | 0 |



NYE COUNTY TREASURER

Jennifer Perry

Main Office

P.O. Box 473

Tonopah, NV 89049

(775) 482-8147 (775) 482-8193 fax

Treasurer@co.nye.nv.us

NOTICE OF INTENT TO SELL REAL PROPERTY (NRS 361.585 AND NRS 361.595)

January 2, 2019

ARTMOR INVESTMENTS, LLC A SERIES OF MM CHARLESTON, LLC
2941 LORELIE ST.
PAHRUMP, NV 89048-7400

Real Property Taxes for APN 038-051-28

Legal Description: T20S R53E S10 U.11 B.28 DOG BONE ISLAND .50AC ADJACENT TO HWY 160 & U.11
B.28 LOTS 1-27 AS SHOWN ON FILE#40749 (SHEETS 12&14)(2197.40X10'=21,974SQ FT+/-)

Property Location: DOG BONE ISLAND, PAHRUMP

THE NYE COUNTY TREASURER HAS TAKEN A DEED TO THE ABOVE NOTED PARCEL AND
WILL SELL THE PARCEL AT PUBLIC AUCTION TO BE HELD ON MAY 8th, 2019 AT 9:00 AM IN
PAHRUMP, NV, OR DISPOSE OF THE PARCEL AS PROVIDED BY NEVADA REVISED STATUTE
361.603

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, per N.R.S. 361.603, **YOU WILL LOSE ALL OF YOUR RIGHT, TITLE AND INTEREST IN THE PROPERTY IF YOU DO NOT PAY THE DELINQUENT AMOUNT BY APRIL 2nd, 2019.** The total amount due to reconvey this property is **\$723.00.** Payment must be made in the form of **cash or certified funds** payable to the Nye County Treasurer, P.O. Box 473, Tonopah, NV 89049. **PAYMENTS NOT MADE IN THE FORM OF CASH OR CERTIFIED FUNDS WILL BE RETURNED. CREDIT CARD PAYMENTS WILL NOT BE ACCEPTED.**
In compliance with Nevada Revised Statute 361.595 3(b), **THIS IS YOUR 90-DAY NOTICE OF RIGHT TO RECONVEY.**

If the property is to be disposed of as per Nevada Revised Statute 361.603, and not sold at auction, you have NO RIGHT TO REDEEM the property after 90 days from the date of this letter. Your property will be transferred as provided under Nevada Law. It is your responsibility to contact the Nye County Treasurer to find out if your property is being considered to be transferred as per NRS 361.603.

Bankruptcy – If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy **before the above due date.**

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Perry".

Jennifer Perry
Nye County Treasurer
G

Ownership History for Parcel # 038-051-28

| Current Owners | |
|---|------|
| Name | From |
| NYE CO TREAS TRSTE 15/16 101 CONVENTION CNTR DR #1150 %AUGOLDS INC ETAL LAS VEGAS, NV 89109-2029 | 2018 |
| AUGOLDS INC ETAL 101 CONVENTION CNTR DR #1150 LAS VEGAS, NV 89109 | 2015 |
| ARTMOR INVESTMENTS LLC | 0 |
| 6600 WEST CHARLESTON LLC | 0 |

| Prior Owners | | |
|--|------|------|
| Name | From | To |
| JRJ ADVANCE MULTISERVICES LLC 10113 GRANITE BAY DR %JORGE BORBON ORLANDO, FL 00984-3470 | 2015 | 2015 |
| PADUA,EDWIN P O BOX 3470 CAROLINA, PR 00984 | 2007 | 2015 |

NOTE: This is not a complete history and should not be used in place of a title search.

[Go Back](#)



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Jennifer Perry

Main Office

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Treasurer@co.nye.nv.us

NOTICE OF INTENT TO SELL REAL PROPERTY (NRS 361.585 AND NRS 361.595)

January 2, 2019

ARTMOR INVESTMENTS, LLC A SERIES OF MM CHARLESTON, LLC
2941 LORELIE ST.
PAHRUMP, NV 89048-7400

Real Property Taxes for APN 038-102-23

Legal Description: T20S R53E S10 U.11 B.10 DOG BONE ISLAND .42AC ADJACENT TO HWY 160 & U.11 B.10 LOTS 1-22 AS SHOWN ON FILE#40749 (SHEETS 9&12)(1849.09'X10'=18,490.9 SQ FT+/-)

Property Location: DOG BONE ISLAND, PAHRUMP

THE NYE COUNTY TREASURER HAS TAKEN A DEED TO THE ABOVE NOTED PARCEL AND WILL SELL THE PARCEL AT PUBLIC AUCTION TO BE HELD ON MAY 8th, 2019 AT 9:00 AM IN PAHRUMP, NV, OR DISPOSE OF THE PARCEL AS PROVIDED BY NEVADA REVISED STATUTE 361.603

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, per N.R.S. 361.603, **YOU WILL LOSE ALL OF YOUR RIGHT, TITLE AND INTEREST IN THE PROPERTY IF YOU DO NOT PAY THE DELINQUENT AMOUNT BY APRIL 2nd, 2019.** The total amount due to reconvey this property is **\$723.00.** Payment must be made in the form of **cash or certified funds** payable to the Nye County Treasurer, P.O. Box 473, Tonopah, NV 89049. **PAYMENTS NOT MADE IN THE FORM OF CASH OR CERTIFIED FUNDS WILL BE RETURNED. CREDIT CARD PAYMENTS WILL NOT BE ACCEPTED.** In compliance with Nevada Revised Statute 361.595 3(b), **THIS IS YOUR 90-DAY NOTICE OF RIGHT TO RECONVEY.**

If the property is to be disposed of as per Nevada Revised Statute 361.603, and not sold at auction, you have NO RIGHT TO REDEEM the property after 90 days from the date of this letter. Your property will be transferred as provided under Nevada Law. It is your responsibility to contact the Nye County Treasurer to find out if your property is being considered to be transferred as per NRS 361.603.

Bankruptcy – If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy before the above due date.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Perry".

Jennifer Perry
Nye County Treasurer

G

Ownership History for Parcel # 038-102-23

| Current Owners | |
|---|------|
| Name | From |
| NYE CO TREAS TRSTE 15/16 101 CONVENTION CNTR DR #1150 %AUGOLDS INC ETAL LAS VEGAS, NV 89109-2029 | 2018 |
| AUGOLDS INC ETAL 101 CONVENTION CNTR DR #1150 LAS VEGAS, NV 89109 | 2015 |
| ARTMOR INVESTMENTS LLC | 0 |
| 6600 WEST CHARLESTON LLC | 0 |

| Prior Owners | | |
|--|------|------|
| Name | From | To |
| JRJ ADVANCE MULTISERVICES LLC 10113 GRANITE BAY DR %JORGE BORBON ORLANDO, FL 00984-3470 | 2014 | 2015 |

NOTE: This is not a complete history and should not be used in place of a title search.

[Go Back](#)



NYE COUNTY TREASURER

Jennifer Perry

Main Office

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Tonopah, NV 89049

(775) 482-8147 (775) 482-8193 fax

Treasurer@co.nye.nv.us

NOTICE OF INTENT TO SELL REAL PROPERTY (NRS 361.585 AND NRS 361.595)

January 2, 2019

ARTMOR INVESTMENTS, LLC A SERIES OF MM CHARLESTON, LLC
2941 LORELIE ST.
PAHRUMP, NV 89048-7400

Real Property Taxes for APN 038-062-27

Legal Description: T20S R53E S10 U.11 B.27 DOG BONE ISLAND .49AC ADJACENT TO HWY 160 & U.11 B.27 LOTS 1-26 AS SHOWN ON FILE #40749 (SHEETS 12&14)(2117.96X10'=21,179.60SQ FT+/-)

Property Location: U.11 B.27 054, PAHRUMP

THE NYE COUNTY TREASURER HAS TAKEN A DEED TO THE ABOVE NOTED PARCEL AND WILL SELL THE PARCEL AT PUBLIC AUCTION TO BE HELD ON MAY 8th, 2019 AT 9:00 AM IN PAHRUMP, NV, OR DISPOSE OF THE PARCEL AS PROVIDED BY NEVADA REVISED STATUTE 361.603

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, per N.R.S. 361.603, **YOU WILL LOSE ALL OF YOUR RIGHT, TITLE AND INTEREST IN THE PROPERTY IF YOU DO NOT PAY THE DELINQUENT AMOUNT BY APRIL 2nd, 2019.** The total amount due to reconvey this property is **\$723.00.** Payment must be made in the form of **cash or certified funds** payable to the Nye County Treasurer, P.O. Box 473, Tonopah, NV 89049. **PAYMENTS NOT MADE IN THE FORM OF CASH OR CERTIFIED FUNDS WILL BE RETURNED. CREDIT CARD PAYMENTS WILL NOT BE ACCEPTED.** In compliance with Nevada Revised Statute 361.595 3(b), **THIS IS YOUR 90-DAY NOTICE OF RIGHT TO RECONVEY.**

If the property is to be disposed of as per Nevada Revised Statute 361.603, and not sold at auction, you have NO RIGHT TO REDEEM the property after 90 days from the date of this letter. Your property will be transferred as provided under Nevada Law. It is your responsibility to contact the Nye County Treasurer to find out if your property is being considered to be transferred as per NRS 361.603.

Bankruptcy – If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy before the above due date.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Perry".

Jennifer Perry
Nye County Treasurer

G

NYE COUNTY

Assessor Home Personal Property Sales Data Secured Tax Inquiry Recorder Website

Parcel Detail for Parcel # 038-062-27

Location

Property Location U.11 B.27 054
 Town PAHRUMP
 District 6.2 - PAHRUMP 2
 Subdivision CALVADA VALLEY U.11 Lot Block
 Property Name U.11 B.27 DOG BONE ISLAND .490

Add'l Addresses
 Assessor Maps
 Legal Description

Ownership

Assessed Owner Name NYE CO TREAS TRSTE 15/16
 Mailing Address 101 CONVENTION CNTR DR #1150
 Add'l Owners %AUGOLDS INC ETAL
 LAS VEGAS, NV 89109-2029
 Legal Owner Name NYE CO TREAS TRSTE 15/16
 Vesting Doc #, Date 894534 06/14/2018 Year / Book / Page
 Map Document #s

Ownership History
 Document History

Description

Total Acres .490 Square Feet 0
 Ag Acres .000 W/R Acres .000

Improvements

Single-family Detached 0 Non-dwelling Units 0 Bedrooms / Baths 0 / .00
 Single-family Attached 0 Mobile Home Hookups 0 Stories .0
 Multiple-family Units 0 Wells 0 Garage Square Ft... 0
 Mobile Homes 0 Septic Tanks 0 Attached / Detached
 Total Dwelling Units 0 Buildings Sq Ft 0
 Improvement List Residence Sq Ft 0
 Improvement Sketches Basement Sq Ft 0 Basement
 Finished Basement SF 0 Bedrooms / Baths 0 / .00

Appraisal Classifications

Current Land Use Code 150 Code Table

Zoning Code(s) LI 062007

Re-appraisal Group 4 Re-appraisal Year 2014
 Original Construction Year Weighted Year

Assessed Valuation

| Assessed Values | 2019-20 | 2018-19 | 2017-18 |
|---------------------------|------------|------------|------------|
| Land | 500 | 500 | 500 |
| Improvements | 0 | 0 | 0 |
| Personal Property | 0 | 0 | 0 |
| Ag Land | 0 | 0 | 0 |
| Exemptions | 0 | 0 | 0 |
| Net Assessed Value | 500 | 500 | 500 |

Increased (New) Values

| | | | |
|-------------------|---|---|---|
| Land | 0 | 0 | 0 |
| Improvements | 0 | 0 | 0 |
| Personal Property | 0 | 0 | 0 |

Taxable Valuation

| Taxable Values | 2019-20 | 2018-19 | 2017-18 |
|--------------------------|--------------|--------------|--------------|
| Land | 1,429 | 1,429 | 1,429 |
| Improvements | 0 | 0 | 0 |
| Personal Property | 0 | 0 | 0 |
| Ag Land | 0 | 0 | 0 |
| Exemptions | 0 | 0 | 0 |
| Net Taxable Value | 1,429 | 1,429 | 1,429 |

Increased (New) Values

| | | | |
|-------------------|---|---|---|
| Land | 0 | 0 | 0 |
| Improvements | 0 | 0 | 0 |
| Personal Property | 0 | 0 | 0 |

[Back to Search List](#)

Ownership History for Parcel # 038-062-27

| Current Owners | |
|---|------|
| Name | From |
| NYE CO TREAS TRSTE 15/16 101 CONVENTION CNTR DR #1150 %AUGOLDS INC ETAL LAS VEGAS, NV 89109-2029 | 2018 |
| AUGOLDS INC ETAL 101 CONVENTION CNTR DR #1150 LAS VEGAS, NV 89109 | 2015 |
| ARTMOR INVESTMENTS LLC | 0 |
| 6600 WEST CHARLESTON LLC | 0 |

| Prior Owners | | |
|--|------|------|
| Name | From | To |
| JRJ ADVANCE MULTISERVICES LLC 10113 GRANITE BAY DR %JORGE BORBON ORLANDO, FL 00984-3470 | 2014 | 2015 |
| PADUA,EDWIN P O BOX 3470 CAROLINA, PR 00984 | 2007 | 2014 |

NOTE: This is not a complete history and should not be used in place of a title search.

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NYE COUNTY TREASURER

Jennifer Perry

Main Office

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Tonopah, NV 89049

(775) 482-8147 (775) 482-8193 fax

Treasurer@co.nye.nv.us

NOTICE OF INTENT TO SELL REAL PROPERTY (NRS 361.585 AND NRS 361.595)

January 2, 2019

ARTMOR INVESTMENTS, LLC A SERIES OF MM CHARLESTON, LLC
2941 LORELIE ST.
PAHRUMP, NV 89048-7400

Real Property Taxes for APN 039-091-02
Legal Description: T20S R53E S21 U.8B B.22 L.49 CALVADA VALLEY
Property Location: 1790 S ESCUELA AVE, PAHRUMP

THE NYE COUNTY TREASURER HAS TAKEN A DEED TO THE ABOVE NOTED PARCEL AND WILL SELL THE PARCEL AT PUBLIC AUCTION TO BE HELD ON MAY 8th, 2019 AT 9:00 AM IN PAHRUMP, NV, OR DISPOSE OF THE PARCEL AS PROVIDED BY NEVADA REVISED STATUTE 361.603

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, per N.R.S. 361.603, **YOU WILL LOSE ALL OF YOUR RIGHT, TITLE AND INTEREST IN THE PROPERTY IF YOU DO NOT PAY THE DELINQUENT AMOUNT BY APRIL 2nd, 2019.** The total amount due to reconvey this property is **\$2,517.00.** Payment must be made in the form of **cash or certified funds** payable to the Nye County Treasurer, P.O. Box 473, Tonopah, NV 89049. **PAYMENTS NOT MADE IN THE FORM OF CASH OR CERTIFIED FUNDS WILL BE RETURNED. CREDIT CARD PAYMENTS WILL NOT BE ACCEPTED.** In compliance with Nevada Revised Statute 361.595 3(b), **THIS IS YOUR 90-DAY NOTICE OF RIGHT TO RECONVEY.**

If the property is to be disposed of as per Nevada Revised Statute 361.603, and not sold at auction, you have NO RIGHT TO REDEEM the property after 90 days from the date of this letter. Your property will be transferred as provided under Nevada Law. It is your responsibility to contact the Nye County Treasurer to find out if your property is being considered to be transferred as per NRS 361.603.

Bankruptcy – If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy **before the above due date.**

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Perry".

Jennifer Perry
Nye County Treasurer
G

Ownership History for Parcel # 039-091-02

Current Owners

| Name | From |
|---|------|
| NYE CO TREAS TRSTE 15/16 101 CONVENTION CNTR DR #1150 %AUGOLDS INC ETAL LAS VEGAS, NV 89109-2029 | 2018 |
| AUGOLDS INC ETAL 101 CONVENTION CNTR DR #1150 LAS VEGAS, NV 89109 | 2015 |
| ARTMOR INVESTMENTS LLC | 0 |
| 6600 WEST CHARLESTON LLC | 0 |

Prior Owners

| Name | From | To |
|--|------|------|
| JRJ ADVANCE MULTISERVICES LLC 10113 GRANITE BAY DR %JORGE BORBON ORLANDO, FL 00984-3470 | 2014 | 2015 |
| PADUA, EDWIN P O BOX 3470 CAROLINA, PR 00984 | 2007 | 2014 |

NOTE: This is not a complete history and should not be used in place of a title search.

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NYE COUNTY TREASURER

Jennifer Perry

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NOTICE OF INTENT TO SELL REAL PROPERTY (NRS 361.585 AND NRS 361.595)

January 2, 2019

ARTMOR INVESTMENTS, LLC A SERIES OF MM CHARLESTON, LLC
2941 LORELIE ST.
PAHRUMP, NV 89048-7400

Real Property Taxes for APN 031-322-01

Legal Description: T19S R53E S17 U.3 B.33 L.28 .844AC CALVADA VALLEY NORTH

Property Location: 5841 N FLEETWOOD PL, PAHRUMP

THE NYE COUNTY TREASURER HAS TAKEN A DEED TO THE ABOVE NOTED PARCEL AND WILL SELL THE PARCEL AT PUBLIC AUCTION TO BE HELD ON MAY 8th, 2019 AT 9:00 AM IN PAHRUMP, NV, OR DISPOSE OF THE PARCEL AS PROVIDED BY NEVADA REVISED STATUTE 361.603

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, per N.R.S. 361.603, **YOU WILL LOSE ALL OF YOUR RIGHT, TITLE AND INTEREST IN THE PROPERTY IF YOU DO NOT PAY THE DELINQUENT AMOUNT BY APRIL 2nd, 2019.** The total amount due to reconvey this property is **\$996.00.** Payment must be made in the form of **cash or certified funds** payable to the Nye County Treasurer, P.O. Box 473, Tonopah, NV 89049. **PAYMENTS NOT MADE IN THE FORM OF CASH OR CERTIFIED FUNDS WILL BE RETURNED. CREDIT CARD PAYMENTS WILL NOT BE ACCEPTED.** In compliance with Nevada Revised Statute 361.595 3(b), **THIS IS YOUR 90-DAY NOTICE OF RIGHT TO RECONVEY.**

If the property is to be disposed of as per Nevada Revised Statute 361.603, and not sold at auction, you have NO RIGHT TO REDEEM the property after 90 days from the date of this letter. Your property will be transferred as provided under Nevada Law. It is your responsibility to contact the Nye County Treasurer to find out if your property is being considered to be transferred as per NRS 361.603.

Bankruptcy – If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy **before the above due date.**

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Perry".

Jennifer Perry
Nye County Treasurer
G

Ownership History for Parcel # 031-322-01

| Current Owners | |
|---|------|
| Name | From |
| NYE CO TREAS TRSTE 15/16 101 CONVENTION CNTR DR #1150 %AUGOLDS INC ETAL LAS VEGAS, NV 89109-2029 | 2018 |
| AUGOLDS INC ETAL 101 CONVENTION CNTR DR #1150 LAS VEGAS, NV 89109-2029 | 2015 |
| ARTMOR INVESTMENTS LLC | 0 |
| 6600 WEST CHARLESTON LLC | 0 |

| Prior Owners | | |
|--|------|------|
| Name | From | To |
| JRJ ADVANCE MULTISERVICES LLC 10113 GRANITE BAY DR %JORGE BORBON ORLANDO, FL 00984-3470 | 2014 | 2015 |

NOTE: This is not a complete history and should not be used in place of a title search.

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NYE COUNTY TREASURER

Jennifer Perry

Main Office

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Treasurer@co.nye.nv.us

**NOTICE OF INTENT TO SELL
REAL PROPERTY
(NRS 361.585 AND NRS 361.595)**

January 2, 2019

ARTMOR INVESTMENTS, LLC A SERIES OF MM CHARLESTON, LLC
2941 LORELIE ST.
PAHRUMP, NV 89048-7400

Real Property Taxes for APN 031-293-16

Legal Description: T19S R53E S17 U3 B.24 L.12 4.879AC CALVADA VALLEY NORTH

Property Location: 1731 W FUEGO LN, PAHRUMP

THE NYE COUNTY TREASURER HAS TAKEN A DEED TO THE ABOVE NOTED PARCEL AND WILL SELL THE PARCEL AT PUBLIC AUCTION TO BE HELD ON MAY 8th, 2019 AT 9:00 AM IN PAHRUMP, NV, OR DISPOSE OF THE PARCEL AS PROVIDED BY NEVADA REVISED STATUTE 361.603

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, per N.R.S. 361.603, **YOU WILL LOSE ALL OF YOUR RIGHT, TITLE AND INTEREST IN THE PROPERTY IF YOU DO NOT PAY THE DELINQUENT AMOUNT BY APRIL 2nd, 2019.** The total amount due to reconvey this property is **\$1,408.00.** Payment must be made in the form of **cash or certified funds** payable to the Nye County Treasurer, P.O. Box 473, Tonopah, NV 89049. **PAYMENTS NOT MADE IN THE FORM OF CASH OR CERTIFIED FUNDS WILL BE RETURNED. CREDIT CARD PAYMENTS WILL NOT BE ACCEPTED.**

In compliance with Nevada Revised Statute 361.595 3(b), **THIS IS YOUR 90-DAY NOTICE OF RIGHT TO RECONVEY.**

If the property is to be disposed of as per Nevada Revised Statute 361.603, and not sold at auction, you have NO RIGHT TO REDEEM the property after 90 days from the date of this letter. Your property will be transferred as provided under Nevada Law. It is your responsibility to contact the Nye County Treasurer to find out if your property is being considered to be transferred as per NRS 361.603.

Bankruptcy – If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy **before the above due date.**

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Perry".

Jennifer Perry
Nye County Treasurer
G

Ownership History for Parcel # 031-293-16

| Current Owners | |
|---|------|
| Name | From |
| NYE CO TREAS TRSTE 15/16 101 CONVENTION CNTR DR #1150 %AUGOLDS INC ETAL LAS VEGAS, NV 89109-2029 | 2018 |
| AUGOLDS INC ETAL 101 CONVENTION CNTR DR #1150 LAS VEGAS, NV 89109 | 2015 |
| ARTMOR INVESTMENTS LLC | 0 |
| 6600 WEST CHARLESTON LLC | 0 |

| Prior Owners | | |
|--|------|------|
| Name | From | To |
| JRJ ADVANCE MULTISERVICES LLC 10113 GRANITE BAY DR %JORGE BORBON ORLANDO, FL 00984-3470 | 2014 | 2015 |
| PADUA,EDWIN P O BOX 3470 CAROLINA, PR 00984 | 2007 | 2014 |

NOTE: This is not a complete history and should not be used in place of a title search.

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NYE COUNTY TREASURER

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Treasurer@co.nye.nv.us

**NOTICE OF INTENT TO SELL
REAL PROPERTY
(NRS 361.585 AND NRS 361.595)**

January 2, 2019

ARTMOR INVESTMENTS, LLC A SERIES OF MM CHARLESTON, LLC
2941 LORELIE ST.
PAHRUMP, NV 89048-7400

Real Property Taxes for APN 041-311-17

Legal Description: T21S R53E S25 U.14 B.1 L.A 5.18 ACRES STORM DRAIN CHANNEL CALVADA VALLEY

Property Location: 2080 E WEBER WAY, PAHRUMP

THE NYE COUNTY TREASURER HAS TAKEN A DEED TO THE ABOVE NOTED PARCEL AND WILL SELL THE PARCEL AT PUBLIC AUCTION TO BE HELD ON MAY 8th, 2019 AT 9:00 AM IN PAHRUMP, NV, OR DISPOSE OF THE PARCEL AS PROVIDED BY NEVADA REVISED STATUTE 361.603

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, per N.R.S. 361.603, **YOU WILL LOSE ALL OF YOUR RIGHT, TITLE AND INTEREST IN THE PROPERTY IF YOU DO NOT PAY THE DELINQUENT AMOUNT BY APRIL 2nd, 2019.** The total amount due to reconvey this property is **\$628.00.** Payment must be made in the form of **cash or certified funds** payable to the Nye County Treasurer, P.O. Box 473, Tonopah, NV 89049. **PAYMENTS NOT MADE IN THE FORM OF CASH OR CERTIFIED FUNDS WILL BE RETURNED. CREDIT CARD PAYMENTS WILL NOT BE ACCEPTED.** In compliance with Nevada Revised Statute 361.595 3(b), **THIS IS YOUR 90-DAY NOTICE OF RIGHT TO RECONVEY.**

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Bankruptcy – If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy before the above due date.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Perry".

Jennifer Perry
Nye County Treasurer
G

Ownership History for Parcel # 041-311-17

Current Owners

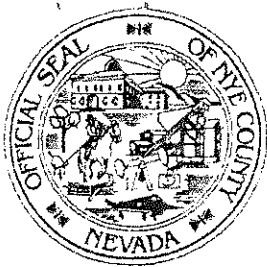
| Name | From |
|---|------|
| NYE CO TREAS TRSTE 15/16 101 CONVENTION CNTR DR #1150 %AUGOLDS INC ETAL LAS VEGAS, NV 89109-2029 | 2018 |
| AUGOLDS INC ETAL 101 CONVENTION CNTR DR #1150 LAS VEGAS, NV 89109 | 2015 |
| ARTMOR INVESTMENTS LLC | 0 |
| 6600 WEST CHARLESTON LLC | 0 |

Prior Owners

| Name | From | To |
|--|------|------|
| JRJ ADVANCE MULTISERVICES LLC 10113 GRANITE BAY DR %JORGE BORBON ORLANDO, FL 00984-3470 | 2014 | 2015 |

NOTE: This is not a complete history and should not be used in place of a title search.

[Go Back](#)



NYE COUNTY TREASURER

Jennifer Perry

Main Office

P.O. Box 473

Tonopah, NV 89049

(775) 482-8147 (775) 482-8193 fax

Treasurer@co.nye.nv.us

**NOTICE OF INTENT TO SELL
REAL PROPERTY
(NRS 361.585 AND NRS 361.595)**

January 2, 2019

ARTMOR INVESTMENTS, LLC A SERIES OF MM CHARLESTON, LLC
2941 LORELIE ST.
PAHRUMP, NV 89048-7400

Real Property Taxes for APN 041-311-18

Legal Description: T21S R53E S25 U.14 B.2 L.A 8.45 ACRES STORM DRAIN CHANNEL CALVADA VALLEY

Property Location: 2091 E WEBER WAY, PAHRUMP

THE NYE COUNTY TREASURER HAS TAKEN A DEED TO THE ABOVE NOTED PARCEL AND WILL SELL THE PARCEL AT PUBLIC AUCTION TO BE HELD ON MAY 8th, 2019 AT 9:00 AM IN PAHRUMP, NV, OR DISPOSE OF THE PARCEL AS PROVIDED BY NEVADA REVISED STATUTE 361.603

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, per N.R.S. 361.603, **YOU WILL LOSE ALL OF YOUR RIGHT, TITLE AND INTEREST IN THE PROPERTY IF YOU DO NOT PAY THE DELINQUENT AMOUNT BY APRIL 2nd, 2019.** The total amount due to reconvey this property is **\$628.00.** Payment must be made in the form of **cash or certified funds** payable to the Nye County Treasurer, P.O. Box 473, Tonopah, NV 89049. **PAYMENTS NOT MADE IN THE FORM OF CASH OR CERTIFIED FUNDS WILL BE RETURNED. CREDIT CARD PAYMENTS WILL NOT BE ACCEPTED.** In compliance with Nevada Revised Statute 361.595 3(b), **THIS IS YOUR 90-DAY NOTICE OF RIGHT TO RECONVEY.**

If the property is to be disposed of as per Nevada Revised Statute 361.603, and not sold at auction, you have NO RIGHT TO REDEEM the property after 90 days from the date of this letter. Your property will be transferred as provided under Nevada Law. It is your responsibility to contact the Nye County Treasurer to find out if your property is being considered to be transferred as per NRS 361.603.

Bankruptcy – If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy **before the above due date.**

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Perry".

Jennifer Perry
Nye County Treasurer

G

Ownership History for Parcel # 041-311-18

Current Owners

| Name | From |
|---|------|
| NYE CO TREAS TRSTE 15/16 101 CONVENTION CNTR DR #1150 %AUGOLDS INC ETAL LAS VEGAS, NV 89109-2029 | 2018 |
| AUGOLDS INC ETAL 101 CONVENTION CNTR DR #1150 LAS VEGAS, NV 89109 | 2015 |
| ARTMOR INVESTMENTS LLC | 0 |
| 6600 WEST CHARLESTON LLC | 0 |

Prior Owners

| Name | From | To |
|--|------|------|
| JRJ ADVANCE MULTISERVICES LLC 10113 GRANITE BAY DR %JORGE BORBON ORLANDO, FL 00984-3470 | 2014 | 2015 |

NOTE: This is not a complete history and should not be used in place of a title search.

[Go Back](#)

EXHIBIT 3

| APN | OVER BID |
|-----------------------|-----------------------|
| <u>006-301-22**</u> | \$13,417.20 |
| <u>008-113-01*</u> | \$2,684.70 |
| <u>008-142-06**</u> | \$10,324.80 |
| <u>018-283-02**</u> | \$2,021.40 |
| <u>018-501-04</u> | \$33,903.90 |
| <u>019-251-05</u> | \$1,928.70 |
| <u>019-391-12</u> | \$6,264.00 |
| <u>027-201-21</u> | \$9,529.20 |
| <u>028-593-20</u> | \$2,814.30 |
| <u>028-771-22</u> | \$4,343.40 |
| <u>028-782-04</u> | \$3,166.20 |
| <u>029-121-22</u> | \$1,203.30 |
| <u>029-921-01</u> | \$600.30 |
| <u>029-934-09</u> | \$54.90 |
| <u>029-934-10</u> | \$0.00 |
| <u>029-945-19</u> | \$1.76 |
| <u>030-012-08</u> | \$0.00 |
| <u>030-012-10</u> | \$0.00 |
| <u>030-012-29</u> | \$500.40 |
| <u>030-021-07</u> | \$0.00 |
| <u>030-032-07</u> | \$0.00 |
| <u>030-052-02</u> | \$0.00 |
| <u>030-061-13</u> | \$0.00 |
| <u>030-062-03</u> | \$0.00 |
| <u>030-082-29</u> | \$0.00 |
| <u>030-201-01</u> | \$0.00 |
| <u>030-202-13</u> | \$8,014.50 |
| <u>030-221-05</u> | \$0.00 |
| <u>030-223-15</u> | \$0.00 |
| <u>030-241-03</u> | \$0.00 |
| <u>030-241-60</u> | \$0.00 |
| <u>030-252-08</u> | \$140.40 |
| <u>030-252-13</u> | \$230.40 |
| <u>030-282-16</u> | \$0.00 |
| <u>030-322-29</u> | \$0.00 |
| <u>030-332-17</u> | \$2,977.20 |
| <u>030-391-29</u> | \$0.00 |
| <u>030-391-36</u> | \$0.00 |
| <u>030-391-47</u> | \$0.00 |
| <u>030-431-05</u> | \$458.10 |
| 030-432-05 | \$1,278.00 |
| <u>030-463-13</u> | \$410.40 |
| <u>030-472-15</u> | \$0.00 |
| <u>030-482-08</u> | \$0.00 |
| <u>030-491-19</u> | \$383.40 |

* the mobile home is personal property and was not included.

** the mobile home is real property and included

| | |
|--------------------|--------------|
| <u>036-051-03</u> | \$1,236.20 |
| <u>036-424-02</u> | \$22,700.70 |
| <u>037-031-14</u> | \$40.50 |
| <u>037-074-01</u> | \$0.00 |
| <u>037-075-01</u> | \$855.00 |
| <u>037-112-24</u> | \$585.00 |
| <u>037-122-29</u> | \$0.00 |
| <u>037-133-33</u> | \$230.40 |
| <u>037-133-43</u> | \$846.00 |
| <u>037-142-01</u> | \$1,356.30 |
| <u>037-151-36</u> | \$185.40 |
| <u>037-161-25</u> | \$624.60 |
| <u>037-175-08</u> | \$1,011.60 |
| <u>037-182-01</u> | \$0.00 |
| <u>037-231-19</u> | \$5,606.10 |
| <u>037-273-21</u> | \$20,872.80 |
| <u>037-311-31</u> | \$137,573.10 |
| <u>038-052-27</u> | \$44.10 |
| <u>038-101-19</u> | \$3,654.00 |
| <u>038-153-10</u> | \$0.00 |
| <u>038-162-31</u> | \$0.00 |
| <u>038-172-13</u> | \$0.00 |
| <u>038-172-17</u> | \$0.00 |
| <u>038-191-59</u> | \$296.10 |
| <u>038-451-22</u> | \$585.90 |
| <u>038-461-07</u> | \$45.00 |
| <u>038-463-09</u> | \$0.00 |
| <u>038-572-13</u> | \$0.00 |
| <u>038-603-03</u> | \$458.10 |
| <u>038-694-04</u> | \$3,018.60 |
| <u>038-701-03</u> | \$0.00 |
| <u>038-741-05</u> | \$0.00 |
| <u>038-791-06</u> | \$0.00 |
| <u>038-801-03</u> | \$0.00 |
| <u>038-902-24</u> | \$1,660.50 |
| <u>039-141-13</u> | \$2,292.30 |
| <u>039-232-22</u> | \$2,103.30 |
| <u>039-272-20</u> | \$185.40 |
| <u>039-322-08</u> | \$0.00 |
| <u>039-331-20</u> | \$0.00 |
| <u>039-361-15</u> | \$808.20 |
| <u>039-371-24*</u> | \$32,075.10 |
| <u>039-411-23*</u> | \$29,239.20 |
| <u>039-432-05</u> | \$380.70 |
| <u>039-561-08</u> | \$0.00 |
| <u>039-583-09</u> | \$1,515.60 |
| <u>039-723-11</u> | \$1,425.60 |

RETURN OF SALE 6600 W CHARLESTON LLC PARCELS

| BUYER | APN | MINIMUM BID | SALES PRICE | TOTAL COLLECTED | RPTT | TAXES | DEED | T.S. | COST | PUBLIC. | CERT.FEE | FIRST | CNTY 10% | OVER BID |
|-------------------|------------|-------------|---------------|-----------------|-----------|-------------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|---------------|
| ALLAN ROTHSTEIN | 037-311-31 | \$ 1,840.76 | \$ 155,000.00 | \$ 155,604.50 | \$ 604.50 | \$ 1,434.98 | \$ 35.00 | \$ 125.00 | \$ 154.00 | \$ 43.00 | \$ 48.78 | \$ 300.00 | \$ 1,000.00 | \$ 151,859.24 |
| MOHAN LAL SASSI | 030-332-17 | \$ 1,192.00 | \$ 4,800.00 | \$ 4,819.50 | \$ 19.50 | \$ 786.22 | \$ 35.00 | \$ 125.00 | \$ 154.00 | \$ 43.00 | \$ 48.78 | \$ 300.00 | \$ - | \$ 3,308.00 |
| ERIKA ACEVEDO | 030-431-05 | \$ 791.00 | \$ 1,600.00 | \$ 1,607.80 | \$ 7.80 | \$ 385.22 | \$ 35.00 | \$ 125.00 | \$ 154.00 | \$ 43.00 | \$ 48.78 | \$ 300.00 | \$ - | \$ 509.00 |
| ALLAN ROTHSTEIN | 037-273-21 | \$ 1,508.00 | \$ 25,000.00 | \$ 25,097.50 | \$ 97.50 | \$ 1,102.22 | \$ 35.00 | \$ 125.00 | \$ 154.00 | \$ 43.00 | \$ 48.78 | \$ 300.00 | \$ 1,000.00 | \$ 22,192.00 |
| DAVID RATANAMETEE | 030-082-29 | \$ 771.00 | \$ 771.00 | \$ 774.90 | \$ 3.90 | \$ 365.22 | \$ 35.00 | \$ 125.00 | \$ 154.00 | \$ 43.00 | \$ 48.78 | \$ 300.00 | \$ - | \$ - |
| TOTALS | | \$ 6,102.76 | \$ 187,171.00 | \$ 187,904.20 | \$ 731.20 | \$ 4,073.86 | \$ 175.00 | \$ 625.00 | \$ 770.00 | \$ 215.00 | \$ 243.90 | \$ 1,200.00 | \$ 2,000.00 | \$ 177,868.24 |

Return of Sale 6600 W CHARLESTON LLC PARCELS Tax Sale MAY 8, 2019

6600 W CHARLESTON LLC 1/3 SHARE \$ 59,289.55

RETURN OF SALE AUGOLD'S PARCELS

| BUYER | APN | MINIMUM BID | SALES PRICE | TOTAL COLLECTED | RPTT | TAXES | DEED | T.S. | COST | PUBLIC. | CERT. FEE | FIRST | CNTY 10% | OVER BID |
|-------------------|------------|-------------|---------------|-----------------|-----------|-------------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|---------------|
| ALLAN ROTHSTEIN | 037-311-31 | \$ 1,840.76 | \$ 155,000.00 | \$ 155,604.50 | \$ 604.50 | 1,434.98 | 35.00 | 125.00 | 154.00 | 43.00 | 48.78 | 300.00 | 1,000.00 | \$ 151,859.24 |
| MOHAN LAL SASSI | 030-332-17 | \$ 1,192.00 | \$ 4,800.00 | \$ 4,819.50 | \$ 19.50 | 786.22 | 35.00 | 125.00 | 154.00 | 43.00 | 48.78 | 300.00 | - | \$ 3,308.00 |
| ERIKA ACEVEDO | 030-431-05 | \$ 791.00 | \$ 1,600.00 | \$ 1,607.80 | \$ 7.80 | 385.22 | 35.00 | 125.00 | 154.00 | 43.00 | 48.78 | 300.00 | - | \$ 509.00 |
| ALLAN ROTHSTEIN | 037-273-21 | \$ 1,508.00 | \$ 25,000.00 | \$ 25,097.50 | \$ 97.50 | 1,102.22 | 35.00 | 125.00 | 154.00 | 43.00 | 48.78 | 300.00 | 1,000.00 | \$ 22,192.00 |
| DAVID RATANAMETEE | 030-082-29 | \$ 771.00 | \$ 771.00 | \$ 774.90 | \$ 3.90 | 365.22 | 35.00 | 125.00 | 154.00 | 43.00 | 48.78 | 300.00 | - | \$ - |
| TOTALS | | \$ 6,102.76 | \$ 187,171.00 | \$ 187,904.20 | \$ 733.20 | \$ 4,073.86 | \$ 175.00 | \$ 625.00 | \$ 770.00 | \$ 215.00 | \$ 243.90 | \$ 1,200.00 | \$ 2,000.00 | \$ 177,868.24 |

Return of Sale AUGOLD'S PARCELS Tax Sale MAY 8, 2019

AUGOLD'S 1/3 SHARE \$ 59,289.55

EXHIBIT 4

Nye County, Nevada
Vendor Claim Form[illegible]

Nye County, Nevada
Vendor Claim Form[illegible]

JOHN HENRY WRIGHT, ESQ.
Nevada Bar No. 6182
PHILIP S. GERSON, ESQ.
Nevada Bar No. 5964
THE WRIGHT LAW GROUP, P.C.
2340 Paseo Del Prado, Suite D-305
Las Vegas, Nevada 89102
Telephone: (702) 405-0001
Facsimile: (702) 405-8454
Email: john@wrightlawgroupnv.com
phil@wrightlawgroupnv.com

FILED
FIFTH JUDICIAL DISTRICT

DEC 11 2020

Nye County Clerk

~~Judy Ayotte~~ Deputy

Attorneys for Applicant
ARTMOR INVESTMENTS, LLC,
a Series of MM HOLDINGS, LLC

FIFTH JUDICIAL DISTRICT COURT

NYE COUNTY, NEVADA

ARTMOR INVESTMENTS, LLC, a Series of
MM HOLDINGS, LLC a Nevada limited
liability company,

CASE NO. CV 20-0684
DEPT. NO. 2

Applicant,

vs.

NYE COUNTY, a governmental entity and
PAUL W. PRUDHONT, in his capacity as
Treasurer for Nye County,

Respondents.

AFFIDAVIT OF RENE MORALES
IN SUPPORT OF APPLICATION FOR WRIT OF MANDAMUS

STATE OF NEVADA)
) ss:
COUNTY OF NYE)

I, RENE EFRAIN MORALES, being first duly sworn upon oath, deposes and state that I
have personal knowledge and am competent to testify to the following facts:

1. I am the managing member of ARTMOR INVESTMENTS, LLC, a Series of MM
HOLDINGS, LLC (hereinafter "Artmor").

2. In conjunction with two other entities, AU Golds, Inc. and 6600 West Charleston,
LLC, Artmor purchased 17 lots in and around Pahrump, Nye County, Nevada in 2014.

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1 3. In 2016, the tax assessments on all 17 lots were not paid. Artmor relied on the other
2 entities' members to pay all expenses including tax assessments.

3 4. Nye County issued a Notice of Delinquency on all 17 lots.

4 5. Artmor relied on the other entities' members to address the tax delinquency. The
5 tax delinquency was not paid.

6 6. In early 2019, Respondents informed Artmor of the pending tax auction set for May
7 or June of 2019.

8 7. On June of 2019, the auction proceeded and all 17 lots were sold.

9 8. Four (4) of the lots returned excess proceeds in the total amount of \$177,868.24.

10 9. Affiant was unaware of the existence of the excess proceeds.

11 10. In early 2020, a claim was made as to all of the excess proceeds by someone
12 claiming to have a power of attorney from Affiant, AU Golds and 6600 West Charleston. Your
13 Affiant on behalf of Artmor did not authorize any third person to obtain these excess proceeds.

14 11. Respondents issued a check for the full amount of the excess proceeds and sent the
15 funds to the third person later identified as JDL Development, LLC.

16 12. Subsequently, AU Golds and 6600 West Charleston made separate claims as to a
17 one-third (1/3) share, each, of the excess proceeds. Your Affiant remained unaware of the excess
18 proceeds.

19 13. Respondents then took some action as to the initial disbursement of excess
20 proceeds, and on or about March 19, 2020 issued one-third payments to AU Golds and 6600 West
21 Charleston in the amount of \$59,289.55, a piece.

22 14. Your Affiant was not aware that either the requests from AU Golds and 6600 West
23 Charleston or the payments by Respondents were made.

24 15. In June of 2020, your Affiant first became aware of the excess proceeds and
25 contacted AU Golds to find out the status but was informed that nothing had occurred to date.

26 ///

27 ///

28 ///



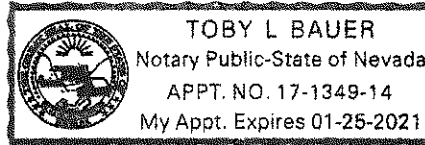
1 16. In July of 2020, your Affiant went to Respondents to make a claim for the
2 remaining one-third (1/3) excess proceeds from the May of 2019 auction and Respondents
3 informed your Affiant that it was too late because the Deeds were recorded in June of 2019.

4 FURTHER AFFIANT SAYETH NAUGHT.

5 
6 RENE MORALES

7 Subscribed and sworn before me
8 this 4th day of December, 2020.

9 
10 Toby L. Bauer
11 Notary Public, State of Nevada



COPY

FILED
FIFTH JUDICIAL DISTRICT

JAN 13 2021

Terri Pemberton Nye County Clerk
Deputy

1 CHRIS ARABIA
DISTRICT ATTORNEY
2 State Bar No. 9749
CIVIL DIVISION
3 By: MICHELLE J. NELSON
Deputy District Attorney
4 State Bar No. 15296
1520 East Basin Avenue, Suite 107
5 Pahrump, Nevada 89060
(775) 751-7080
6 Attorneys for Respondent

8 IN THE FIFTH JUDICIAL DISTRICT COURT

9 IN AND FOR THE COUNTY OF NYE, STATE OF NEVADA

11 ARTMOR INVESTMENTS, LLC, a)
Series of MM HOLDINGS, LLC a)
12 Nevada limited liability company,)
13 Petitioner,)
14 vs.)
15 NYE COUNTY, a governmental entity)
and PAUL W. PRUDHONT, in his)
16 capacity as Treasurer for Nye County,)
17 Respondents.)

CASE NO.: CV 20-0684
DEPT.: 2

RESPONDENTS' REPLY TO
PETITIONER'S APPLICATION FOR
WRIT OF MANDAMUS

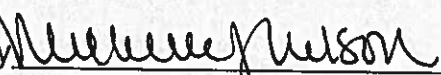
20 COMES NOW, RESPONDENTS, Nye County and Nye County Treasurer, John
21 Prudhont (erroneously sued as Paul W. Prudhont), by and through their attorney,
22 CHRIS ARABIA, District Attorney within and for the County of Nye, State of Nevada,
23 by and through Deputy District Attorney, Michelle J. Nelson, and hereby, pursuant to
24 the Rules of the District Courts of the State of Nevada and Nevada Rules of Civil

1 Procedure, brings Respondents' Reply to Petitioner's Application for Writ of
2 Mandamus.

3 Respondents' Reply is made and based upon all of the pleadings and papers
4 on file and the attached Memorandum and Points of Authorities.

5 Respectfully Submitted,

6 CHRIS ARABIA,
7 NYE COUNTY DISTRICT ATTORNEY

8 By 
9 MICHELLE J. NELSON,
10 DEPUTY DISTRICT ATTORNEY,
11 CIVIL DIVISION

12 **MEMORANDUM OF POINTS AND AUTHORITIES**

13 An Application for Writ of Mandamus was filed on December 11, 2020.

14 Respondents' Reply to Petitioner's Application for Writ of Mandamus is set forth
15 below.

16 **I. NYE COUNTY TREASURER DID NOT MISREAD NRS 361.610 AND
17 NRS 361.610 REQUIRES CLAIM TO BE MADE WITHIN 1 YEAR
18 FROM DATE THE DEED FROM SALE IS RECORDED**

19 Petitioner states that the Quitclaim deeds were recorded on June 8, 2019. See,
20 Petitioner's Application, page 5, lines 2-3. Petitioner admits that the Applicant
21 (Petitioner) first made a claim **after** June 8, 2020. NRS 361.610(5) states:

22 If a person listed in subsection 6 makes a claim in writing for the
23 excess proceeds within 1 year after the deed is recorded, the county
24 treasurer shall pay the claim or the proper portion of the claim over to
the person if the county treasurer is satisfied that the person is entitled
to it.

25 Petitioner made a claim after the 1-year time frame as set forth in NRS
26 361.610(5). Petitioner fails to provide any legal authority in support of his contention

1 that "NRS § 361.610 only requires that one claim to excess proceeds be made timely."

2 See, Application, page 6, lines 4-5. In short, Petitioner asserts and argues that the
3 denial by the Nye County Treasurer of Petitioner's claim that was made outside the
4 1-year time frame is "not based upon reason". See, Application, page 6, lines 3 -4.

5 Further, Petitioner argues that NRS 361.610 only requires "a" claim be made
6 within the 1-year, not that each person or entity entitled to excess proceeds has to
7 make a separate claim. Then, Petitioner states that so long as "a" claim is made by
8 someone within the 1-year, then Petitioner may file a claim after the expiration of the
9 1-year, as the 1-year limitation no longer applies as a matter of law.

10 It appears that the reasoning of Petitioner's argument is that a person who
11 makes a claim in the 1-year period, does so for the benefit of a person who does not
12 follow the mandated 1-year time frame to file a claim. It appears Petitioner is stating
13 that a person may file a claim and by filing the claim, then any other person that may
14 be entitled to the proceeds somehow has an additional period of time to file a claim
15 outside the 1-year time period. It is unreasonable to argue that "a" claim filed by a
16 person would not be for the person's interest.

17 Moreover, NRS 361.610(7) states that "[t]he county treasurer shall approve or
18 deny a claim within 30 days after the period described in subsection 4 for filing a claim
19 has expired." When reading this subsection of NRS 361.610, the county treasurer has
20 to deny or approve a claim, within 30 days after the 1-year time frame expires. If this
21 Court applies Petitioner's argument that Petitioner can file a claim outside the
22 1-year time frame, then it follows that the 30 days for a decision by the county
23 treasurer could not happen. For example, if Petitioner filed a claim 31 days after the

24 ///

1 1-year period expired, then the county treasurer would have no obligation to approve
2 or deny Petitioner's claim. Petitioner's argument is not reasonable.

3 NRS 361.610 is clear. Petitioner's interpretation, as set forth in argument with
4 no legal authority, is unreasonable.

5 **II. CONCLUSION**

6 Respondents, Nye County and Nye County Treasurer, John Prudhont, by and
7 through their attorney, CHRIS ARABIA, District Attorney within and for the County of
8 Nye, State of Nevada, respectfully requests that the Court DENY Petitioner's
9 Application for Writ of Mandamus based upon the argument as set forth above.

10 Respectfully Submitted,

11 CHRIS ARABIA,
12 NYE COUNTY DISTRICT ATTORNEY

13 By Michelle J. Nelson
14 MICHELLE J. NELSON
15 DEPUTY DISTRICT ATTORNEY
16 CIVIL DIVISION
17
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19
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21
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23
24

NYE COUNTY DISTRICT ATTORNEY
P.O. BOX 39
PAHRUMP, NEVADA 89041
(775) 751-7080

AFFIDAVIT OF MICHELLE J. NELSON, Deputy District Attorney, Civil Division

STATE OF NEVADA)
COUNTY OF NYE)

Affiant, Michelle J. Nelson, Deputy District Attorney, Civil Division, being first
duly sworn, deposes and states:

1. That I am a Deputy District Attorney, Civil Division of the Nye County
District Attorney's Office, and competent to testify as to all facts stated herein; Affiant
possesses personal knowledge of all facts stated herein, except as to those matters
stated on information and belief, and as to those matters, your Affiant believes them
true after diligent investigation;

2. That I am assigned to defend and respond on behalf of Respondent, Nye
Nye County and John Prudhont, in his capacity as Treasurer for Nye County, Case
CV 20-0684;

3. That a document titled Application for Writ of Mandamus was filed on
December 11, 2020;

4. That your Affiant has brought forth Respondents' Reply To Petitioner's
Application For Writ Of Mandamus in good faith;

FURTHER, your Affiant sayeth naught;

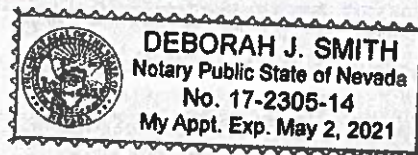
DATED this 13th day of January, 2021.

Michelle J. Nelson

MICHELLE J. NELSON, ESQ.,
DEPUTY DISTRICT ATTORNEY,
CIVIL DIVISION

SUBSCRIBED and SWORN TO before me
this 13th day of January 2021.

Deborah J. Smith
NOTARY PUBLIC



CERTIFICATE OF SERVICE

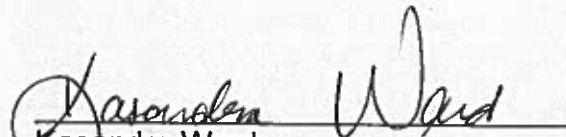
I, Kasondra Ward, Executive Legal Secretary, Office of the Nye County District Attorney, P.O. Box 39, Pahrump, Nevada 89041, under penalty of perjury, hereby swear that the following assertions are true:

I am and was when this described mailing took place, a citizen of the United States, over 21 years of age, not a party, nor interested in, the within action;

That on the 13th day of January 2021, I deposited in the United States Mail in Pahrump, Nevada, a copy of RESPONDENTS' REPLY TO PETITIONER'S APPLICATION FOR WRIT OF MANDAMUS enclosed in a sealed envelope upon which first class postage was fully prepaid, addressed to:

John Henry Wright, Esq.
Philip S. Gerson, Esq.
The Wright Law Group, P.C.
2340 Paseo Del Prado, Site D-305
Las Vegas, Nevada 89102

That there is regular communication by mail between the place of mailing and the place so addressed.


Kasondra Ward

JAN 15 2021

Case No. CV 20-0684
Dept. 2

Nye County Clerk
Juanita Torres Deputy

IN THE FIFTH JUDICIAL DISTRICT COURT OF THE
STATE OF NEVADA, IN AND FOR THE COUNTY OF NYE

ARTMOR INVESTMENTS, LLC, a Series
of MM Holdings, LLC a Nevada limited
liability company,

Applicant,

vs.

NYE COUNTY, a government entity and
PAUL W. PRUDHONT, in his capacity as
Treasurer for Nye County,

Respondents.

**COURT ORDER REGARDING
RESPONSE AND SETTING
HEARING**

Applicant filed an Application for Writ of Mandamus on December 11, 2020, and a
Reply to Petitioner's Application for Writ of Mandamus was filed on January 13, 2021. As
such, good cause appearing

IT IS HEREBY ORDERED that a hearing on the Writ of Mandamus shall be held
on **March 1st, 2021, at 9:00 a.m.** in Department 2 of the Pahrump Courthouse.

IT IS FURTHER ORDERED that Applicant shall have 15 days to file any response
it has to Respondents' Reply.

DATED this 15th day of January 2021.


DISTRICT JUDGE



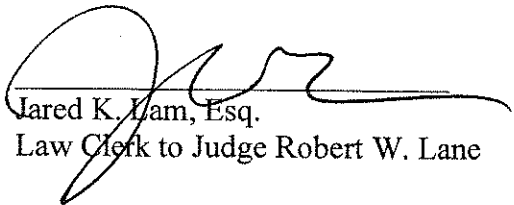


CERTIFICATION OF SERVICE

The undersigned hereby certifies that on the 15th day of January 2021, she mailed copies of the foregoing COURT ORDER to the following:

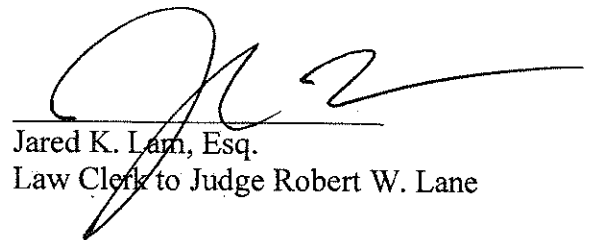
JOHN HENRY WRIGHT
2340 Paseo Del Prado, Suite D-305
Las Vegas, NV 89102

NYE COUNTY DISTRICT ATTORNEY'S OFFICE
(Hand-Delivered)


Jared K. Lam, Esq.
Law Clerk to Judge Robert W. Lane

AFFIRMATION

The undersigned hereby affirms that this Court Order does not contain the social security number of any person.


Jared K. Lam, Esq.
Law Clerk to Judge Robert W. Lane

MAR 10 2021

Nye County Clerk
Brittani Smith Deputy

IN THE FIFTH JUDICIAL DISTRICT COURT
IN AND FOR THE COUNTY OF NYE, STATE OF NEVADA

ARTMOR INVESTMENTS, LLC, a
Series of MM HOLDINGS, LLC a
Nevada Limited Liability Company,

Petitioner,

vs.

NYE COUNTY, a governmental entity
and PAUL W. PRUDHONT, in his
capacity as Treasurer for Nye County,

Respondents.

CASE NO.: CV 20-0684

ORDER

THIS MATTER having come on for a hearing on Petitioner's Application for Writ of Mandamus, the Petitioner being present and represented by John Henry Wright, Esq. of The Wright Law Group, P.C., and Respondents being present and represented by Nye County District Attorney, Chris Arabia, Michelle J. Nelson, Nye County Deputy District Attorney and Marla Zlotek, Chief Deputy District Attorney, Civil Division, and the Court, having considered the matter, including briefs, arguments of counsel, and documents on file herein makes the following findings, conclusions and order.

FINDINGS

Petitioner filed an Application for Writ of Mandamus on December 11, 2020. Respondents filed their Reply to Petitioner's Application for Writ of Mandamus on January 13, 2021.

On January 15, 2021, the Court issued an Order Regarding Response and Setting Hearing. Therein the Court found good cause and ordered "that a hearing on

1 and legal authority presented by Respondents. The Court concluded finding the
2 arguments raised by Respondents to be persuasive.

3 Therefore, the Court hereby Orders the following:

4 **ORDER**

5 **IT IS HEREBY ORDERED** that Petitioner's Application for Writ of Mandamus is
6 **DENIED.**

7 **DATED** this 8th day of March 2021.

8
9 
DISTRICT COURT JUDGE

MAR 10 2021

Nye County Clerk
Terri Pemberton
Deputy

IN THE FIFTH JUDICIAL DISTRICT COURT

IN AND FOR THE COUNTY OF NYE, STATE OF NEVADA

ARTMOR INVESTMENTS, LLC, a
Series of MM HOLDINGS, LLC a
Nevada Limited Liability Company,

Petitioner,

vs.

NYE COUNTY, a governmental entity
and PAUL W. PRUDHONT, in his
capacity as Treasurer for Nye County,

Respondents.

Case No. CV20-0684

NOTICE OF ENTRY OF ORDER

PLEASE TAKE NOTICE that an ORDER was entered in the above-entitled action
on the 10th day of March, 2021. A copy of that Order is attached hereto.

DATED this 10th day of March, 2021.

CHRIS ARABIA,
NYE COUNTY DISTRICT ATTORNEY

By: Michelle J. Nelson
MICHELLE J. NELSON
Deputy District Attorney,
Civil Division

NYE COUNTY DISTRICT ATTORNEY
P.O. BOX 39
PAHRUMP, NEVADA 89041
(775) 751-7080

CERTIFICATE OF SERVICE BY MAIL

I, KAYLA CAMPUZANO, Executive Legal Secretary, Office of the Nye County District Attorney, P.O. Box 39, Pahrump, Nevada 89041, do hereby certify under penalty of perjury, the following assertions are true:

1. That I am and was when the herein described mailing took place, a citizen of the United States, over 21 years of age, not a party, nor interested in, the within action;

2. That on the 10th day of March, 2021, I deposited in the United States Mail in Pahrump, Nevada, a true and correct copy of the foregoing **NOTICE OF ENTRY OF ORDER**, enclosed in a sealed envelope upon which first class postage was fully prepaid, addressed to the following:

JOHN HENRY WRIGHT
2340 PASEO DEL PRADO, SUITE D-305
LAS VEGAS, NV 89102

That there is regular communication by mail between the place of mailing and the place so addressed.


KAYLA CAMPUZANO

MAR 10 2021

Nye County Clerk
Cristina Smith Deputy

IN THE FIFTH JUDICIAL DISTRICT COURT

IN AND FOR THE COUNTY OF NYE, STATE OF NEVADA

ARTMOR INVESTMENTS, LLC, a
Series of MM HOLDINGS, LLC a
Nevada Limited Liability Company,

Petitioner,

vs.

NYE COUNTY, a governmental entity
and PAUL W. PRUDHONT, in his
capacity as Treasurer for Nye County,

Respondents.

CASE NO.: CV 20-0684

ORDER

THIS MATTER having come on for a hearing on Petitioner's Application for Writ of Mandamus, the Petitioner being present and represented by John Henry Wright, Esq. of The Wright Law Group, P.C., and Respondents being present and represented by Nye County District Attorney, Chris Arabia, Michelle J. Nelson, Nye County Deputy District Attorney and Marla Zlotek, Chief Deputy District Attorney, Civil Division, and the Court, having considered the matter, including briefs, arguments of counsel, and documents on file herein makes the following findings, conclusions and order.

FINDINGS

Petitioner filed an Application for Writ of Mandamus on December 11, 2020. Respondents filed their Reply to Petitioner's Application for Writ of Mandamus on January 13, 2021.

On January 15, 2021, the Court issued an Order Regarding Response and Setting Hearing. Therein the Court found good cause and ordered "that a hearing on

1 the Writ of Mandamus shall be held on March 1st, 2021, at 9:00 a.m. in Department 2
2 of the Pahrump Courthouse." The Court further ordered that "Applicant shall have 15
3 days to file any response it has to Respondents' Reply." Applicant did not file any
4 further response to Respondents' Reply and the matter came for hearing on March 1,
5 2021.

6 Applicant's counsel, Mr. Wright, Esq., presented argument that NRS 361.610
7 only requires that a claim be made within one year, not that each person or entity
8 entitled to the proceeds has to make a separate claim. Applicant further argued that
9 denial of payment was not supported by substantial evidence and was not based on
10 reason.

11 Respondents' counsel, Ms. Nelson, Esq., presented argument that Applicant
12 admitted it made its claim after the one-year time period prescribed by NRS 361.610.
13 Respondents' counsel further argued that Applicant's argument wherein Applicant may
14 file a claim after the expiration of the one-year frustrates the purpose of the statute.
15 Respondents further argued that Applicant's argument would provide for the filing of a
16 claim in perpetuity which is not within the plain meaning of the statute. NRS 361.610
17 provides that the county treasurer has to deny or approve a claim within 30 days after
18 the one-year time frame expires. Applicant's interpretation of NRS 361.610 would
19 cause the claim period to be held open in perpetuity, thereby frustrating the purpose
20 and intent of the statutory language.

21 CONCLUSION

22 After consideration of Petitioner's Application, Respondents' Reply and after
23 hearing oral argument from the parties' counsel, the Court concurred with arguments
24

1 and legal authority presented by Respondents. The Court concluded finding the
2 arguments raised by Respondents to be persuasive.

3 Therefore, the Court hereby Orders the following:

4 **ORDER**

5 **IT IS HEREBY ORDERED** that Petitioner's Application for Writ of Mandamus is
6 **DENIED.**

7 DATED this 8th day of March 2021.

8 
9 _____
DISTRICT COURT JUDGE

COPY

FILED
FIFTH JUDICIAL DISTRICT

APR 07 2021

Nye County Clerk

Deputy
Terri Pemberton

1 **NOAS**
JOHN HENRY WRIGHT, ESQ.
2 Nevada Bar No. 6182
PHILIP S. GERSON, ESQ.
3 Nevada Bar No. 5964
THE WRIGHT LAW GROUP, P.C.
4 2340 Paseo Del Prado, Suite D-305
Las Vegas, Nevada 89102
5 Telephone: (702) 405-0001
Email: john@wrightlawgroupnv.com
6 phil@wrightlawgroupnv.com

7 *Attorneys for Applicant*
ARTMOR INVESTMENTS, LLC,
8 a Series of MM HOLDINGS, LLC

9 **FIFTH JUDICIAL DISTRICT COURT**

10 **NYE COUNTY, NEVADA**

11 ARTMOR INVESTMENTS, LLC, a Series
12 of MM HOLDINGS, LLC a Nevada limited
liability company,

13 Applicant,

14 vs.

15 NYE COUNTY, a governmental entity and
PAUL W. PRUDHONT, in his capacity as
16 Treasurer for Nye County,

17 Respondents.

CASE NO. CV20-0684

DEPT. NO. 2

18 **NOTICE OF APPEAL**

19 Notice is hereby given that Applicant, ARTMOR INVESTMENTS, LLC, a Series of MM
20 HOLDINGS, LLC, by and through its attorneys of record, JOHN HENRY WRIGHT, ESQ., and
21 PHILIP S. GERSON, ESQ., of THE WRIGHT LAW GROUP, P.C., hereby appeals to the Supreme
22 Court of Nevada from the Order denying the Petitioner's Application for Writ of Mandamus
23 entered in this action on March 10, 2021, and all other appealable matters herein. A copy of said

24 ///

25 ///

26 ///

27 ///

28 ///

THE WRIGHT LAW GROUP P.C.
2340 Paseo Del Prado, Suite D-305
Las Vegas, Nevada 89102
Tel: (702) 405-0001 Fax: (702) 405-8454



THE WRIGHT LAW GROUP P.C.
2340 Paseo Del Prado, Suite D-305
Las Vegas, Nevada 89102
Tel: (702) 405-0001 Fax: (702) 405-8454



Order is attached hereto as **Exhibit 1**.

Dated this 2nd day of April, 2021.

Respectfully submitted by
THE WRIGHT LAW GROUP, P.C.

JOHN HENRY WRIGHT, ESQ.
Nevada Bar No. 6182
PHILIP S. GERSON, ESQ.
Nevada Bar No. 5964

Attorneys for Applicant
ARTMOR INVESTMENTS, LLC,
a Series of MM HOLDINGS, LLC

CERTIFICATE OF SERVICE

I hereby certify that on the 2nd day of April, 2021, I caused a copy of the foregoing NOTICE OF APPEAL in the above-referenced matter, to be served via Electronic Mail to the following attorneys listed below:

NYE COUNTY DISTRICT ATTORNEY

Chris Arabia, Esq.

crarabia@co.nye.nv.us

DEPUTY DISTRICT ATTORNEY, CIVIL DIVISION

Michelle J. Nelson, Esq.

mjnelson@co.nye.nv.us

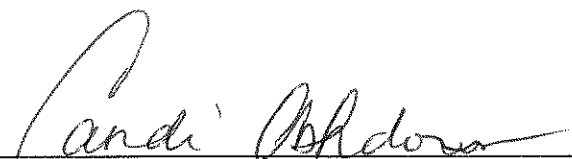
Attorneys for Respondent NYE COUNTY

I further certify that I served a copy of this document by mailing a true and correct copy, thereof, postage prepaid, addressed to:

NYE COUNTY DISTRICT ATTORNEY

P.O. Box 39

Pahrump, Nevada 89041


An employee of **THE WRIGHT LAW GROUP, P.C.**

THE WRIGHT LAW GROUP P.C.
2340 Paseo Del Prado, Suite D-305
Las Vegas, Nevada 89102
Tel: (702) 405-0001 Fax: (702) 405-8454



EXHIBIT 1

MAR 10 2021

Nye County Clerk
Brittani Smith Deputy

IN THE FIFTH JUDICIAL DISTRICT COURT
IN AND FOR THE COUNTY OF NYE, STATE OF NEVADA

ARTMOR INVESTMENTS, LLC, a
Series of MM HOLDINGS, LLC a
Nevada Limited Liability Company,

Petitioner,

vs.

NYE COUNTY, a governmental entity
and PAUL W. PRUDHONT, in his
capacity as Treasurer for Nye County,

Respondents.

CASE NO.: CV 20-0684

ORDER

THIS MATTER having come on for a hearing on Petitioner's Application for Writ of Mandamus, the Petitioner being present and represented by John Henry Wright, Esq. of The Wright Law Group, P.C., and Respondents being present and represented by Nye County District Attorney, Chris Arabia, Michelle J. Nelson, Nye County Deputy District Attorney and Marla Zlotek, Chief Deputy District Attorney, Civil Division, and the Court, having considered the matter, including briefs, arguments of counsel, and documents on file herein makes the following findings, conclusions and order.

FINDINGS

Petitioner filed an Application for Writ of Mandamus on December 11, 2020. Respondents filed their Reply to Petitioner's Application for Writ of Mandamus on January 13, 2021.

On January 15, 2021, the Court issued an Order Regarding Response and Setting Hearing. Therein the Court found good cause and ordered "that a hearing on

1 and legal authority presented by Respondents. The Court concluded finding the
2 arguments raised by Respondents to be persuasive.

3 Therefore, the Court hereby Orders the following:

4 **ORDER**

5 IT IS HEREBY ORDERED that Petitioner's Application for Writ of Mandamus is
6 DENIED.

7 DATED this 8th day of March 2021.

8
9 
DISTRICT COURT JUDGE

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APR 07 2021

Nye County Clerk

~~Terri Pemberton~~ Deputy

ASTA
JOHN HENRY WRIGHT, ESQ.
Nevada Bar No. 6182
PHILIP S. GERSON, ESQ.
Nevada Bar No. 5964
THE WRIGHT LAW GROUP, P.C.
2340 Paseo Del Prado, Suite D-305
Las Vegas, Nevada 89102
Telephone: (702) 405-0001
Facsimile: (702) 405-8454
Email: john@wrightlawgroupnv.com
phil@wrightlawgroupnv.com

Attorneys for Applicant
ARTMOR INVESTMENTS, LLC,
a Series of MM HOLDINGS, LLC

FIFTH JUDICIAL DISTRICT COURT**NYE COUNTY, NEVADA**

ARTMOR INVESTMENTS, LLC, a Series
of MM HOLDINGS, LLC a Nevada limited
liability company,

CASE NO. CV20-0684

DEPT. NO. 2

Applicant,

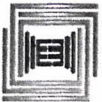
vs.

NYE COUNTY, a governmental entity and
PAUL W. PRUDHONT, in his capacity as
Treasurer for Nye County,

Respondents.

CASE APPEAL STATEMENT

1. Name of the appellant filing this Case Appeal Statement:
ARTMOR INVESTMENTS, LLC, a Series of MM HOLDINGS, LLC.
2. Identify the Judge issuing the decision, judgment or order appealed from:
FIFTH JUDICIAL DISTRICT COURT JUDGE ROBERT W. LANE.
3. Identify all parties to the proceedings in the district court:
ARTMOR INVESTMENTS, LLC, a Series of MM HOLDINGS, LLC, Applicant
NYE COUNTY, Respondent
PAUL W. PRUDHONT, Respondent
4. Identify all parties involved in this appeal:
ARTMOR INVESTMENTS, LLC, a Series of MM HOLDINGS, LLC, Applicant;





1 NYE COUNTY and PAUL W. PRUDHONT, Respondents.

2 5. Set forth the names, law firms, addresses and telephone numbers of all counsel on
3 appeal and identify the party/parties whom they represent:

4 JOHN HENRY WRIGHT, ESQ.
Nevada Bar No. 6182
5 PHILIP S. GERSON, ESQ.
Nevada Bar No. 5964
6 **THE WRIGHT LAW GROUP, P.C.**
2340 Paseo Del Prado, Suite D-305
7 Las Vegas, Nevada 89102
Telephone: (702) 405-0001
8 Facsimile: (702) 405-8454
Email: john@wrightlawgroupnv.com
9 phil@wrightlawgroupnv.com

10 *Attorneys for Applicant*
11 *ARTMOR INVESTMENTS, LLC,*
a Series of MM HOLDINGS, LLC

12 Chris Arabia, Esq.
13 Nevada Bar No. 9749
Michelle J. Nelson, Esq.
14 Nevada Bar No. 15296
NYE COUNTY DISTRICT ATTORNEY
15 P.O. Box 39
Pahrump, Nevada 89041
16 Tel. No. (702) 634-5000
Fax No. (702) 380-8572
17 Email: crarabia@co.nye.nv.us
mjnelson@co.nye.nv.us

18 *Attorneys for Respondent*
19 *NYE COUNTY*

20 6. Appellant was represented by retained counsel, John Henry Wright, Esq., and Phil
21 Gerson, Esq., of The Wright Law Group, P.C. in the District Court.

22 7. Respondent was represented by retained counsel Chris Arabia, Esq., and Michelle
23 J. Nelson, Esq., of Nye County District Attorney in the Fifth Judicial District Court.

24 8. Appellant has not sought and has not been granted leave to proceed in forma
25 pauperis.

26 9. Proceedings were commenced in the District Court with the filing of ARTMOR
27 INVESTMENTS, LLC, a Series of MM HOLDINGS, LLC's Application for Writ of Mandamus
28 on December 11, 2020.



10. Nature of the Action: Application for Writ of Mandamus, ordering Respondent PAUL W. PRUDHONT, in his capacity as Treasurer for Respondent NYE COUNTY, to disburse the sum of \$59,289.42 in proceeds obtained by NYE COUNTY from a tax sale of 17 parcels of land owned in common by Petitioner and two other entities, AU Golds and 6600 West Charleston pursuant to NRS § 34.010 -34.140. Appellant ARTMOR INVESTMENTS, LLC, a Series of MM HOLDINGS, LLC's appeals from the Order denying the Petitioner's Application for Writ of Mandamus, which was entered in this action on March 10, 2021.

11. There has been no prior appeals in this matter.

12. This appeal does not involve child custody or visitation.

13. This appeal involves the possibility of settlement.

Dated this 2nd day of April, 2021.

Respectfully submitted by:
THE WRIGHT LAW GROUP, P.C.

JOHN HENRY WRIGHT, ESQ.
Nevada Bar No. 6182
PHILIP S. GERSON, ESQ.
Nevada Bar No. 5964
2340 Paseo Del Prado, Suite D-305
Las Vegas, Nevada 89102

*Attorneys for Applicant
ARTMOR INVESTMENTS, LLC,
a Series of MM HOLDINGS, LLC*

1 **CERTIFICATE OF SERVICE**

2 I hereby certify that on the 2nd day of April, 2021, I caused a copy of the foregoing CASE
3 APPEAL STATEMENT in the above-referenced matter, to be served via Electronic Mail to the
4 following attorneys listed below:

5 **NYE COUNTY DISTRICT ATTORNEY**

6 Chris Arabia, Esq.

crarabia@co.nye.nv.us

7 **DEPUTY DISTRICT ATTORNEY, CIVIL DIVISION**

8 Michelle J. Nelson, Esq.

mjnelson@co.nye.nv.us

9 *Attorneys for Respondent NYE COUNTY*

10 I further certify that I served a copy of this document by mailing a true and correct copy,
thereof, postage prepaid, addressed to:

11 **NYE COUNTY DISTRICT ATTORNEY**

12 P.O. Box 39

13 Pahrump, Nevada 89041

14 
An employee of **THE WRIGHT LAW GROUP, P.C.**

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THE WRIGHT LAW GROUP P.C.
2340 Paseo Del Prado, Suite D-305
Las Vegas, Nevada 89102
Tel: (702) 405-0001 Fax: (702) 405-8454

