

IN THE SUPREME COURT OF THE STATE OF NEVADA

REC'D & FILED

IN THE MATTER OF ESTATE OF THELMA  
AILENE SARGE AND ESTATE OF EDWIN  
JOHN SARGE.

Supreme Court No. 22-10569-6 AM 10:29  
District Court Case No. 16RP000091B

AUBREY ROWLATT  
CLERK

BY S. BARAJAS

DEPUTY

FILED

APR 11 2022

ELIZABETH A. BROWN  
CLERK OF THE SUPREME COURT  
BY *[Signature]*  
DEPUTY CLERK

ESTATE OF THELMA AILENE SARGE;  
ESTATE OF EDWIN JOHN SARGE; AND JILL  
SARGE,  
Appellants,  
vs.  
ZACHARY PEDERSON; MICHELLE  
PEDERSON; AND ROSEHILL, LLC,  
Respondents.

REMITTITUR

TO: Aubrey Rowlatt, Carson City Clerk

Pursuant to the rules of this court, enclosed are the following:

Certified copy of Judgment and Opinion/Order.  
Receipt for Remittitur.

DATE: April 05, 2022

Elizabeth A. Brown, Clerk of Court

By: Sandy Young  
Deputy Clerk

cc (without enclosures):

Hon. James Todd Russell, District Judge  
Tory M. Pankopf, Ltd. \ Tory M. Pankopf  
Walsh & Rosevear \ James M. Walsh  
Wallace & Millsap LLC \ Patrick R. Miilsap  
Wallace & Millsap LLC \ Fred M. Wallace

**RECEIPT FOR REMITTITUR**

Received of Elizabeth A. Brown, Clerk of the Supreme Court of the State of Nevada, the  
REMITTITUR issued in the above-entitled cause, on APRIL 6, 2022

*[Signature]*  
District Court Clerk

APR 07 2022

**IN THE SUPREME COURT OF THE STATE OF NEVADA**

IN THE MATTER OF ESTATE OF THELMA  
AILENE SARGE AND ESTATE OF EDWIN  
JOHN SARGE.

**Supreme Court No. 82623**  
District Court Case No. 16RP000091B

ESTATE OF THELMA AILENE SARGE;  
ESTATE OF EDWIN JOHN SARGE; AND JILL  
SARGE,  
Appellants,  
vs.  
ZACHARY PEDERSON; MICHELLE  
PEDERSON; AND ROSEHILL, LLC,  
Respondents.

**CLERK'S CERTIFICATE**

STATE OF NEVADA, ss.

I, Elizabeth A. Brown, the duly appointed and qualified Clerk of the Supreme Court of the State of Nevada, do hereby certify that the following is a full, true and correct copy of the Judgment in this matter.

**JUDGMENT**

The court being fully advised in the premises and the law, it is now ordered, adjudged and decreed, as follows:

"We affirm the district court's order insofar as it determined that the Pedersons are protected as BFPs to the extent the underlying action is based on alleged violations of NRS 107.550. However, we reverse the district court's order insofar as it determined that the Pedersons are protected as BFPs from the Sarges' efforts to have the foreclosure sale declared void under NRS 107.080, and we remand for further proceedings consistent with our disposition."

Judgment, as quoted above, entered this 11th day of March, 2022.

IN WITNESS WHEREOF, I have subscribed  
my name and affixed the seal of the Supreme  
Court at my Office in Carson City, Nevada this  
April 05, 2022.

Elizabeth A. Brown, Supreme Court Clerk

By: Sandy Young  
Deputy Clerk