

SMITH LARSEN & WIXOM

ATTORNEYS
HILLS CENTER BUSINESS PARK
1935 VILLAGE CENTER CIRCLE
LAS VEGAS, NEVADA 89134
TEL (702) 252-5002 • FAX (702) 252-5006

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

CHARLES ANDERSON,)
)
Plaintiff,)
)
v.)
)
CHASE HOME FINANCE, LLC, as)
servicer for LONG BEACH MORTGAGE)
LOAN TRUST 2006-3; ASSET-BACKED)
CERTIFICATES, SERIES 2006-3 LONG)
BEACH SECURITIES CORP.;)
CALIFORNIA RECONVEYANCE CO.;)
AND DOES I individuals 1 to 100,)
Inclusive; and ROES Corporations 1 to 30,)
Inclusive,)
)
Defendants.)
_____)

Case No. 2:12-cv-00691-GMN-PAL

ORDER EXPUNGING/CANCELING
NOTICES OF LIS PENDENS

The Court, having considered the Motion to Expunge/Cancel Notices of Lis Pendens Recorded by Plaintiff, filed with the Court by JPMorgan Chase Bank, N.A. as successor by merger to Chase Home Finance LLC and as an acquirer of certain assets and liabilities of Washington Mutual Bank, F.A. from the FDIC, acting as receiver ("Chase"), and California Reconveyance Company ("CRC") (collectively, the "Defendants"), and having considered the Plaintiff's Opposition (ECF No. 27) and Defendants' Reply (ECF No. 28), and finding good cause,

///
///
///
///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

IT IS HEREBY ORDERED as follows:

- (i) the motion is granted;
- (ii) the Notice of Lis Pendens recorded by Plaintiff on July 27, 2011, in the Official Records of the Clark County, Nevada Recorder, as Document No. 201107270000952 (a copy of which is attached hereto as **Exhibit 1**) is hereby expunged and fully discharged, and is of no further force and effect for any purposes;
- (iii) the Notice of Lis Pendens recorded by Plaintiff on March 30, 2012, in the Official Records of the Clark County, Nevada Recorder, as Document No. 20120330-0003155 (a copy of which is attached hereto as **Exhibit 2**) is hereby expunged and fully discharged, and is of no further force and effect for any purposes; and,
- (iv) the real property located at 6145 Laredo Street, Las Vegas, NV 89146 (APN 163-11-507-004), which was the subject of this action, is fully exonerated from the referenced Notices of Lis Pendens.

DATED this 13th day of February, 2013.



Gloria M. Navarro
United States District Judge

SMITH LARSEN & WIXOM

A T T O R N E Y S

HILLS CENTER BUSINESS PARK

1935 VILLAGE CENTER CIRCLE

LAS VEGAS, NEVADA 89134

TEL (702) 252-5002 • FAX (702) 252-5006

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT 1



RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

Inst #: 201107270000952
Fees: \$16.00
N/C Fee: \$0.00
07/27/2011 10:28:28 AM
Receipt #: 858117
Requestor:
JUNES LEGAL SERVICES
Recorded By: GILKS Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN# 163-11-507-004

11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>

TITLE OF DOCUMENT (DO NOT Abbreviate)

Notice of Lis Pendens Affecting Real Property

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

Charles Anderson

Return to:

Name Charles Anderson

Address 6145 Laredo St.

City/State/Zip Las Vegas, NV 89146

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

P:\Recorder\FORMS 12_2010



CLERK OF THE COURT

1 RECORDING REQUESTED BY: Plaintiff: Charles Anderson
2 AND WHEN RECORDED MAIL TO:

3 **LISP**
4 Charles Anderson
5 6145 Laredo St.
6 Las Vegas, NV 89146
7 210-625-6186
8 meritgroup_1@yahoo.com
9 Plaintiff In Pro Se

10 **SPACE ABOVE THIS LINE FOR RECORDER'S USE**

11 **DISTRICT COURT**
12 **CLARK COUNTY, NEVADA**

13 CHARLES ANDERSON an individual,
14 Plaintiff(s)

15 vs.

16 CHASE HOME FINANCE, LLC as servicer for
17 LONG BEACH MORTGAGE LOAN TRUST
18 2006-3; ASSET- BACKED CERTIFICATES,
19 SERIES 2006-3 LONG BEACH SECURITES
20 CORP. CALIFORNIA RECONVEYANCE CO. ;
21 AND DOES I individuals 1 to 100, Inclusive; and
22 ROES Corporations 1 to 30, Inclusive;

23 Defendants.

24 CASE NO.: A-11-645506-C

25 DEPARTMENT: IV

26 **NOTICE OF LIS PENDENS**

27 **AFFECTING REAL PROPERTY**

28 NOTICE: THIS LIS PENDENS IS EFFECTIVE UPON
SERVICE OF THE PARTY REQUESTING SAME
WHEN ISSUED AND AGAINST THE OTHER PARTY
WHEN SERVED, AND SHALL REMAIN IN EFFECT
FROM THE TIME OF ITS ISSUANCE UNTIL TRIAL
OR UNTIL DISSOLVED OR MODIFIED BY THE
COURT. DISOBEDIENCE OF THIS LIS PENDENS IS
PUNISHABLE BY CONTEMPT.

NOTICE OF PENDENCY OF ACTION

1 **TO: ALL INTERESTED PARTIES**

2 NOTICE IS HEREBY GIVEN pursuant to NRS Chapter 14, NRS 125.220, and NRS Chapter
608, that there is currently pending in the Judicial District Court.

3 The action which affects the Title to a specific parcel of real property and the right to lawful
possession of the same, the property location is: 6145 Laredo St., Las Vegas, NV 89146

4 And of which the legal description is as follows: APN#163-11-507-004

5 Parcel Map file 19, Page 33, Lot 02, Block XX and by Certificate of
6 record on 2/22/2006 in Book 20060222 as Inst. No.0003006 and
erroneously recorded on 03/04/2009 in book 20090304 as Inst. No.:03389
7 all in the office of the County Recorder for Clark County, NEVADA.

8 and which is identified in the complaint of this action.

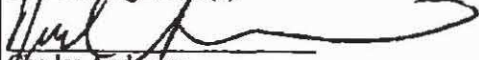
9 The property affected by the action is located in the County of Clark, Nevada. The natures
of the claims are:

- 10 1. Declaratory Relief
- 11 2. Negligence
- 12 3. Wrongful Foreclosure- Set Aside Trustee Sale
- 13 4. Breach of Covenant of Good Faith and Fair Dealing
- 14 5. Statutorily Defective Foreclosure- NRS 107.080
- 15 6. Misrepresentation
- 16 7. Detrimental Reliance
- 17 8. Intentional Interference of Contract Relations
- 18 9. Fair Debt Col. Prac. Act -15 U.S.C. 1692 et seq
- 19 10. (Rescission)Cancel Deed of Trust

20 **NOTICE IS FURTHER GIVEN that YOU ARE HEREBY PROHIBITED AND
RESTRAINED FROM; transferring, encumbering, selling or otherwise disposing of any
portion of said real property without the written permission of the court.**

21 DATED this _____ day of _____, 2011.


22 Plaintiff Signature(s):

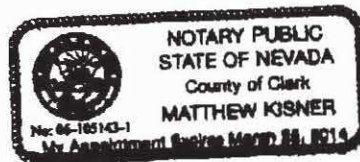
23 

24 Charles Anderson
6145 Laredo St.
Las Vegas, NV 89146
210-625-6186
meritgroup_1@yahoo.com
Plaintiff In Pro Se

25 **ACKNOWLEDGEMENT**

26 Subscribed and sworn to before me this 28th day of July 2011.

27 Signed:  Seal: _____



28 NOTARY PUBLIC in and for the County of Clark State of NV

CERTIFIED COPY. THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS

JUN 18 2012

Heather Conway
RECORDER

SMITH LARSEN & WIXOM

A T T O R N E Y S

HILLS CENTER BUSINESS PARK

1935 VILLAGE CENTER CIRCLE

LAS VEGAS, NEVADA 89134

TEL (702) 252-5002 • FAX (702) 252-5006

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT 2

3

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# 163-11-507-004
11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>

Inst #: 201203300003155
Fees: \$19.00
N/C Fee: \$0.00
03/30/2012 04:03:32 PM
Receipt #: 1115690
Requestor:
JUNES LEGAL SERVICES
Recorded By: SCA Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

TITLE OF DOCUMENT (DO NOT Abbreviate)

Notice of Lis Pendens
affecting Real Property

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

JUNES LEGAL SERVICE, INC.

Return to:

Name JUNES LEGAL SERVICE, INC.

Address 630 SOUTH TENTH STREET, SUITE B

City/State/Zip LAS VEGAS, NV 89101

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

P:\Recorder\Forms 12_2010

Alvin D. Quinn
CLERK OF THE COURT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

RECORDING REQUESTED BY: Plaintiff: Charles Anderson
AND WHEN RECORDED MAIL TO:

LISP
Charles Anderson
6145 Laredo St.
Las Vegas, NV 89146
210-625-6186
meritgroup_1@yahoo.com
Plaintiff In Pro Se

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DISTRICT COURT
CLARK COUNTY, NEVADA

CHARLES ANDERSON an individual,
Plaintiff(s)
vs.
CHASE HOME FINANCE, LLC as servicer for
LONG BEACH MORTGAGE LOAN TRUST
2006-3; ASSET- BACKED CERTIFICATES,
SERIES 2006-3 LONG BEACH SECURITES
CORP. CALIFORNIA RECONVEYANCE CO. ;
AND DOES I individuals 1 to 100, Inclusive; and
ROES Corporations 1 to 30, Inclusive;
Defendants.

CASE NO.: A-12-659047-C

DEPARTMENT: XXVII

NOTICE OF LIS PENDENS
AFFECTING REAL PROPERTY

NOTICE: THIS LIS PENDENS IS EFFECTIVE UPON
SERVICE OF THE PARTY REQUESTING SAME
WHEN ISSUED AND AGAINST THE OTHER PARTY
WHEN SERVED, AND SHALL REMAIN IN EFFECT
FROM THE TIME OF ITS ISSUANCE UNTIL TRIAL
OR UNTIL DISSOLVED OR MODIFIED BY THE
COURT. DISOBEDIENCE OF THIS LIS PENDENS IS
PUNISHABLE BY CONTEMPT.

NOTICE OF PENDENCY OF ACTION

1 **TO: ALL INTERESTED PARTIES**

2 NOTICE IS HEREBY GIVEN pursuant to NRS Chapter 14, NRS 125.220, and NRS Chapter
3 608, that there is currently pending in the Judicial District Court.

4 The action which affects the Title to a specific parcel of real property and the right to lawful
5 possession of the same, the property location is: 6145 Laredo St., Las Vegas, NV 89146

6 And of which the legal description is as follows: APN#163-11-507-004

7 Parcel Map file 19, Page 33, Lot 02, Block XX and by Certificate of
8 record on 2/22/2006 in Book 20060222 as Inst. No.0003006 and
9 erroneously recorded on 03/04/2009 in book 20090304 as Inst. No.:03589
10 all in the office of the County Recorder for Clark County, NEVADA.

11 and which is identified in the complaint of this action.

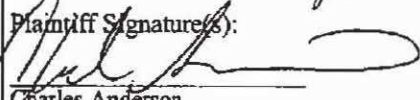
12 **The property affected by the action is located in the County of Clark, Nevada. The natures
13 of the claims are:**

- 14 1. Injunctive Relief
- 15 2. Negligence
- 16 3. Wrongful Foreclosure- Set Aside Trustee Sale
- 17 4. Quiet Title
- 18 5. Statutorily Defective Foreclosure- NRS 107.080
- 19 6. Unlawful Reliance on Falsified Documents against Property Rights- NRS 205.372-95
- 20 7. Broken Chain of Custody (Promissory Note & Assignment Rights)
- 21 8. Unjust Enrichment
- 22 9. Slander of Title
- 23 10. Retaliatory / Wrongful Filing of Unlawful Detainer
- 24 11. (Rescission)Cancel Deed of Trust

25 **NOTICE IS FURTHER GIVEN that YOU ARE HEREBY PROHIBITED AND
26 RESTRAINED FROM; transferring, encumbering, selling or otherwise disposing of any
27 portion of said real property without the written permission of the court.**

28 DATED this 28 day of March, 2012.

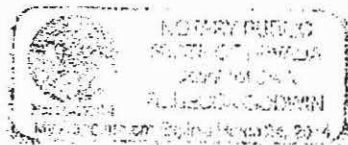
29 Plaintiff Signature(s):

30 
 31 Charles Anderson
 32 6145 Laredo St.
 33 Las Vegas, NV 89146
 34 210-625-6186
 35 meritgroup_1@yahoo.com
 36 Plaintiff In Pro Se

37 **ACKNOWLEDGEMENT**

38 Subscribed and sworn to before me this 28 day of March 2012.

39 Signed:  Seal:



44 NOTARY PUBLIC in and for the County of Clark, State of Nevada.

CERTIFIED COPY. THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS

JUN 10 2012

Debbie Conway
RECORDER