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8 *Attorneys for Defendant*
9 *Bank of America Corporation*

10
11 **UNITED STATES DISTRICT COURT**
12 **DISTRICT OF NEVADA**

13 ROBERT WANKOWSKI and SUSETTE
WANKOWSKI, as husband and wife,
14
15 Plaintiff,

16 vs.

17 TAYLOR BEAN & WHITAKER MORTGAGE
CORP., a foreign corporation; BANK OF
18 AMERICA CORPORATION, a foreign
corporation; JOHN DOES I through V; and DOE
19 CORPORATIONS I through X, inclusive,
20 Defendants.

Case No.: 2:10-cv-00538-JCM-PAL

ORDER CANCELING LIS PENDENS

21 This Court issued an Order Granting Defendant Bank of America Corporation's Motion to
22 Dismiss, and dismissing this case as to Defendant Bank of America Corporation with prejudice on
23 December 13, 2010 [Dkt. 23].

24 Defendants request that the lis pendens currently recorded against the subject property by
25 Plaintiffs Robert and Susette Wankoski ("Plaintiffs") be canceled.

26 The Court finds that Plaintiffs recorded a Notice of Pendency of Action ("Lis Pendens") on
27 or about February 17, 2010, as Instrument No. 201002170004203 in the real property records
28 maintained by the Clark County Recorder. A copy of the Lis Pendens is attached hereto at **Exhibit**

1 A and fully incorporated by reference.

2 UPON CONSIDERATION of Defendant's request to cancel the Lis Pendens, and good
3 cause appearing therefore, the Court hereby grants Defendant its requested relief and rules as
4 follows:

5 1. IT IS ORDERED, ADJUDGED, and DECREED that the Lis Pendens is hereby
6 cancelled, released, and expunged.

7 2. IT IS FURTHER ORDERED, ADJUDGED and DECREED that this order canceling
8 the Lis Pendens has the same effect as an expungement of the original Lis Pendens.

9 3. IT IS FURTHER ORDERED, ADJUDGED and DECREED that Defendant records a
10 properly certified copy of this cancellation order in the real property records of Clark County,
11 Nevada within a reasonable amount of time from the date of this order's issue.

12 APPROVED:

13 
14 _____
15 UNITED STATES DISTRICT JUDGE

16 Dated: January 18, 2011

17 Submitted by:

18 **AKERMAN SENTERFITT LLP**

19 /s/ Ariel E. Stern
20 ARIEL E. STERN, ESQ.
21 Nevada Bar No. 8276
22 JACOB D. BUNDICK, ESQ.
23 Nevada Bar No. 9772
24 DIANA S. ERB, ESQ.
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26 400 South Fourth Street, Suite 450
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28 *Attorneys for Defendants*
Bank of America Corporation

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EXHIBIT A

EXHIBIT A

ORIGINAL

Inst #: 201002170004203

Fees: \$15.00

N/C Fee: \$25.00

02/17/2010 02:59:23 PM

Receipt #: 236626

Requestor:

RANDOLF LAW FIRM

Recorded By: LEX Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

1 APN 161-03-511-019

2 When Recorded Return to:

3 TAYLOR L. RANDOLPH, ESQ.
4 RANDOLPH LAW FIRM, PC

5 Nevada Bar No. 10194
6 1835 Village Center Circle
7 Las Vegas, NV 89134
8 Tel: 702-556-2034

9 Fax: 702-382-8891
10 Attorney for Plaintiff

Electronically Filed

03/31/2010 10:56:17 AM

DISTRICT COURT

CLARK COUNTY, NEVADA

CLERK OF THE COURT

10 ROBERT WANKOWSKI and SUSETTE
11 WANKOWSKI, as husband and wife,

12 Plaintiffs,

13 vs.

14 TAYLOR BEAN & WHITAKER
15 MORTGAGE CORP., a Foreign Corporation;
16 BANK OF AMERICA CORPORATION, a
17 Foreign Corporation; JOHN DOES I-V; and
18 DOE CORPORATIONS I through X inclusive,

19 Defendants.

CASE NO. A-10-610228-C
DEPT. NO.

NOTICE OF PENDENCY OF ACTION
(LIS PENDENS)

RANDOLPH LAW FIRM, PC
1835 Village Center Circle
Las Vegas, Nevada 89134
(702) 556-2034 - Fax 382-8891

18 NOTICE is hereby given that an action has been commenced and is now pending in this court
19 on the Complaint of the above-named Plaintiffs against the above-named Defendants, seeking that
20 the title to certain real properties belonging to certain Defendants be foreclosed and/or transferred to
21 Plaintiffs.

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1 The real properties in the County of Clark affected thereby are particularly described as
2 follows:

3 1419 Rose Garden Lane
4 Las Vegas, NV 89142
5 APN: 161-03-511-019

6 DATED this 10th day of February, 2010.

7 RANDOLPH LAW FIRM, PC

8
9 By 

10 **TAYLOR L. RANDOLPH, ESQ.**

11 Nevada Bar No. 10194
12 1835 Village Center Circle
13 Las Vegas, NV 89134
14 Tel: 702-556-2034
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16 Attorney for Plaintiff

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