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7 *Attorneys for Defendants*
BAC Home Loans Servicing, LP, Aurora
Loan Services, LLC, and Countrywide
Mortgage Ventures, LLC
 9

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

12 REBECCA J. NANCE & BRIAN BROWN,
 13
 14 Plaintiffs,

14 vs.

15 GREEN POINT MORTGAGE,
 16 COUNTRYWIDE MORTGAGE, BAC HOME
 17 LOANS, AURORA LOAN SERVICES,
 18 SILVER STATE TRUSTEE SERVICES, LLC,
 19 MOUNTAINS EDGE MASTER
 ASSOCIATION & ROES I through X, inclusive,
 Defendants.

Case No: 2:11-cv-00776-KJD-GWF

ORDER CANCELING LIS PENDENS

20 This Court entered Judgment and issued an Order granting Defendants BAC HOME LOANS
 21 SERVICING, LP, erroneously named as BAC Home Loans, AURORA LOAN SERVICES, LLC,
 22 erroneously named as Aurora Loan Services, and COUNTRYWIDE MORTGAGE VENTURES,
 23 LLC's, erroneously named as Countrywide Mortgage, (collectively "Defendants") Motion to Dismiss
 24 on July 5, 2011 [Dkts. 20 and 21].

25 Defendants request that the lis pendens Plaintiffs Rebecca J. Nance and Brian Brown
 26 recorded against the subject property be canceled.

27 The Court finds that Plaintiffs Rebecca J. Nance and Brian Brown recorded a Notice of
 28 Pending Action ("Lis Pendens") on or about April 27, 2011, as Instrument No. 20110427-0004479

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 LAS VEGAS, NEVADA 89101
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1 in the real property records maintained by the Clark County Recorder. A copy of the Lis Pendens is
2 attached hereto at **Exhibit A** and fully incorporated by reference.

3 Upon consideration of Defendants' request to cancel the above referenced Lis Pendens, and
4 good cause appearing therefore, the Court hereby grants Defendants their requested relief and rules
5 as follows:

6 1. It is ordered, adjudged and decreed that the above referenced Lis Pendens is hereby
7 cancelled, released, and expunged.

8 2. It is further ordered, adjudged and decreed that this Order canceling the above
9 referenced Lis Pendens has the same effect as an expungement of the original Lis Pendens.

10 3. It is further ordered, adjudged and decreed that Defendants record a properly certified
11 copy of this Cancellation Order in the real property records of Clark County, Nevada within a
12 reasonable amount of time from the date of this Order's issue.

13 APPROVED:

14 

15 UNITED STATES DISTRICT JUDGE

16 Dated: April 19, 2012

17 Submitted by:
18 **AKERMAN SENTERFITT LLP**

19 /s/ Steven G. Shevorski
20 ARIEL E. STERN, ESQ.
21 Nevada Bar No. 8276
22 STEVEN G. SHEVORSKI, ESQ.
23 Nevada Bar No. 8526
24 400 South Fourth Street, Suite 450
25 Las Vegas, Nevada 89101

26 *Attorneys for Defendants*
27 *BAC Home Loans Servicing, LP, Aurora Loan*
28 *Services, LLC, and Countrywide Mortgage*
Ventures, LLC

EXHIBIT A

EXHIBIT A

(1)

Inst #: 201104270004479
Fees: \$17.00
N/C Fee: \$0.00
04/27/2011 02:24:08 PM
Receipt #: 755276
Requestor:
BRIAN BROWN
Recorded By: MJM Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# 176-27-813-020

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

BRIAN BROWN

Return to:

Name BRIAN BROWN

Address 7275 CHILDERS AVE

City/State/Zip LAS VEGAS NV 89178

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.

1 LIS
2 Rebecca J. Nance
3 Brian Brown
4 7275 Childers Avenue
5 Las Vegas, Nevada 89178
6 In Proper Person

FILED

APR 21 1 34 PM '11

Ann L. Clark
CLERK OF THE COURT

7 DISTRICT COURT
8 CLARK COUNTY, NEVADA

9 Rebecca J. Nance & Brian Brown,)
10)
11 Plaintiff,)
12 vs.)
13 Green Point Mortgage, Countrywide)
14 Mortgage, BAC Home Loans, Aurora Loan)
15 Services, Silver State Trustee Services, LLC,)
16 Mountains Edge Master Association & ROES I)
17 through X, inclusive,)
18)
19 Defendant.)

Case No.: A-11-640151-C

Dept No.: X

NOTICE OF LIS PENDENS AFFECTING
REAL PROPERTY

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

25 TO: ALL INTERESTED PARTIES

26 NOTICE IS HEREBY GIVEN pursuant to NRS Chapter 14, NRS 125.220, and NRS
27 Chapter 608, that there is an action currently pending in the United States District Court. The
28 action which affects title to a specific parcel of real property and the right to lawful possession of
the same, the property location is 7275 Childers Avenue, Las Vegas, Nevada 89178, and whose
legal description is as follows:

APN #: 176-27-813-020. Plat Book 128, Page 36, Lot 27 Block – Mesa Mountains Edge
POD 212 & Valla Mtns Edge PD 249-U2, in the records of the Clark County Recorder's
Office; more commonly known as 7275 Childers Avenue, Las Vegas, Nevada 89178.

1 The property affected by the action is located in the County of Clark, Nevada. The nature
2 of the claims is:

- 3 1. Fraud;
- 4 2. Breach of Duty of Good Faith and Fair Dealing;
- 5 3. Quiet Title;
- 6 4. Breach of Fiduciary Duty;
- 7 5. For a Temporary Restraining Order, Permanent Injunction and for Damages against all
8 Defendants for Wrongful Foreclosure Wrongful Attempted Foreclosure;
- 9 6. Suitability;
- 10 7. Negligence;
- 11 8. Liability per se;
- 12 9. Negligence Misrepresentation;
- 13 10. Unfair Lending Practices; and
- 14 11. Intentional Infliction of Emotion Distress.

15 **NOTICE IS FURTHER GIVEN that YOU ARE HEREBY PROHIBITED AND**
16 **RESTRAINED FROM;** transferring, encumbering, selling or otherwise disposing of any portion
17 of said property with the written permission of the Court.

18 DATED this 27 day of April, 2011.


19 Submitted by:

20 
21 Original Signature

22 Rebecca J. Nance
23 7275 Childers Avenue
24 Las Vegas, Nevada 89178
25 In Proper Person

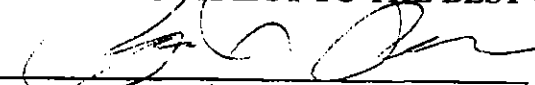
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Original Signature

Brian Brown
7275 Childers Avenue
Las Vegas, Nevada 89178
In Proper Person

**I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**


Rebecca J. Nance


Brian Brown