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11 UNITED STATES DISTRICT COURT
 12
 13 FOR THE DISTRICT OF NEVADA

11 RUGGED OAKS INVESTMENT, LLC,)	Case No.: 2:15-CV-00240-APG-CWH
)	
12 Plaintiff,)	
)	
13 vs.)	
)	
14 EILEEN NELSON; et al.,)	<u>STIPULATION AND ORDER</u>
)	
15 Defendants.)	

16 COMES NOW, Plaintiff RUGGED OAKS INVESTMENT, LLC, by and through its
 17 attorney, Stephanie Cooper, Esq. of the Aldrich Law Firm, Ltd. and Defendant, LNV Corporation,
 18 by and through its attorney, Kelly L. Schmitt, Esq., and stipulates and agree as follows:

19 That based on discovery performed in the above-captioned case, it has been determined that
 20 the David Nelson which LNV Corporation has a judgment against is not the same David Nelson
 21 that was identified in the above-captioned litigation as the former husband of Eileen Nelson who
 22 owned the subject property prior to foreclosure. Accordingly, the judgment lien on file with the
 23 Clark County Recorder's Office as Book Number 20140404 Instrument Number 0000601 is not
 24 against the subject property.

25 That Defendant LNV Corporation claims no present or future legal interest, either actual or
 26 possessory, in the property located at 5771 Magini Avenue, Las Vegas, Nevada 89141 (APN: 176-
 27 36-212-032).

1 The purpose of a quiet title action is to adjudicate adverse interests of the parties and as there
2 is no adverse interest between Plaintiff and this Defendant, the Complaint as between these parties
3 quiets the title in the name of Plaintiff as to any claims regarding the interest in the real property
4 with each party to bear their own fees and costs.

5 This Defendant reserves all rights to apply for, receive or contest any and all excess
6 proceeds which are determined to be available or otherwise disbursed.

7 IT IS SO STIPULATED.

8 Dated this 29th day of January, 2016.

9
10 **ALDRICH LAW FIRM, LTD.**

SYLVESTER & POLEDNAK, LTD.

11 /s/ Stephanie Cooper
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Attorney for Defendant LNV Corporation

17 **ORDER**

18 Having reviewed the foregoing Stipulation, the Court finds that a judgment of quiet title is in
19 favor of Plaintiff as to the claims of quiet title in and between Plaintiff and the stipulating
20 Defendant, LNV CORPORATION.

21 **IT IS SO ORDERED.**

22 Dated: February 3, 2016.

23
24
25 
26 UNITED STATES DISTRICT COURT JUDGE