

1 ARIEL E. STERN, ESQ.  
 Nevada Bar No. 8276  
 2 MELANIE D. MORGAN, ESQ.  
 Nevada Bar No. 8215  
 3 CHRISTINE M. PARVAN, ESQ.  
 Nevada Bar No. 10711  
 4 AKERMAN LLP  
 1160 Town Center Drive, Suite 330  
 5 Las Vegas, Nevada 89144  
 Telephone: (702) 634-5000  
 6 Facsimile: (702) 380-8572  
 Email: [ariel.stern@akerman.com](mailto:ariel.stern@akerman.com)  
 7 Email: [melanie.morgan@akerman.com](mailto:melanie.morgan@akerman.com)  
 Email: [christine.parvan@akerman.com](mailto:christine.parvan@akerman.com)

8 *Attorneys for Bank of America, N.A.*

9  
10 **UNITED STATES DISTRICT COURT**

11 **DISTRICT OF NEVADA**

12 DEUTSCHE BANK NATIONAL TRUST  
 COMPANY, AS TRUSTEE FOR HOLDERS  
 OF HARBORVIEW 2006-5 TRUST,

Case No. 2:15-CV-01373-APG-NJK

13  
14 Plaintiff,

15 v.

16 SEVEN HILLS MASTER COMMUNITY  
 ASSOCIATION; SFR INVESTMENTS POOL  
 1, LLC; DOES INDIVIDUALS I - X inclusive;  
 17 and ROE CORPORATIONS I - X inclusive,

**STIPULATION AND ORDER OF  
 DISCLAIMER OF INTEREST AND  
 DISMISSAL**

18  
19 Defendants.  
 20  
 21  
 22  
 23  
 24  
 25  
 26  
 27  
 28

AKERMAN LLP

1160 TOWN CENTER DRIVE, SUITE 330  
 LAS VEGAS, NEVADA 89144  
 TEL.: (702) 634-5000 – FAX: (702) 380-8572

1 SFR INVESTMENTS POOL 1, LLC, a Nevada  
limited liability company,

2 Counter-Claimant,

3 v.

4 DEUTSCHE BANK NATIONAL TRUST  
5 COMPANY, AS TRUSTEE FOR HOLDERS  
OF HARBORVIEW 2006-5 TRUST; BANK OF  
6 AMERICA, N.A., a national association;  
NATIONSTAR MORTGAGE, LLC a Delaware  
7 limited liability company; and VALERIE  
HOLCOMB, an individual,

8 Counter-Defendant/Cross-  
9 Defendants. \_\_\_\_\_

10 Cross Defendant Bank of America, N.A., a national association (“**Bank of America**”) and  
11 Counterclaimant SFR Investments Pool 1, LLC (**SFR**) stipulate as follows:

12 1. WHEREAS, on or about May 22, 2014, SFR purchased the property commonly known as  
13 1444 European Drive, Henderson, NV 89052 (the **Property**) at an HOA foreclosure sale;

14 2. WHEREAS, SFR was informed and believed that Bank of America may hold an interest  
15 in the Property;

16 3. WHEREAS, on August 17, 2014, SFR filed an Answer, Counterclaim and Crossclaim in  
17 which SFR asserted crossclaims for quiet title, declaratory relief and slander of title against Bank of  
18 America, case number 2:15-CV-01373-APG-NJK

19 4. WHEREAS, Bank of America has reviewed SFR’s Answer, Counterclaim and  
20 Crossclaim and the exhibits thereto and has determined that it has no legal right, title, or interest in  
21 the Property;

22 5. WHEREAS, Bank of America expressly disclaims any and all right, title, and interest in  
23 the Property;

24 6. WHEREAS, SFR agrees, based upon Bank of America’s disclaimer set forth herein, that  
25 Bank of America should be dismissed from this action, with prejudice; and  
26

27 ...

28 ...

1 7. WHEREAS, based upon Bank of America’s disclaimer set forth herein, SFR and Bank of  
2 America agree to bear their own attorney’s fees and costs.

3 DATED this 14th day of January, 2016.

4 **AKERMAN LLP**

**KIM GILBERT EBRON**

5 /s/ Melanie D. Morgan, Esq.

/s/ Diana Cline Ebron, Esq.

6 ARIEL E. STERN, ESQ.  
Nevada Bar No. 8276  
7 MELANIE D. MORGAN, ESQ.  
Nevada Bar No. 8215  
8 CHRISTINE PARVAN, ESQ.  
Nevada Bar No. 10711  
9 1160 Town Center Drive, Suite 330  
Las Vegas, Nevada 89144

DIANA CLINE EBRON, ESQ.  
Nevada Bar No. 10580  
JACQUELINE A. GILBERT, ESQ.  
Nevada Bar No. 10593  
KAREN L. HANKS, ESQ.  
Nevada Bar No. 9578  
7625 Dean Martin Drive, Suite 110  
Las Vegas, NV 89139

10 *Attorneys for Bank of America, N.A.*

*Attorneys for SFR Investments Pool 1, LLC*

11  
12  
13 **ORDER**

14 Having reviewed the parties stipulation and good cause appearing,

15 IT IS HEREBY ORDERED that Defendant Bank of America, N.A. has no right, title, or  
16 interest in the Property.

17 IT IS FURTHER ORDERED that, based upon Defendant Bank of America, N.A.’s  
18 disclaimer set forth herein, Defendant Bank of America, N.A., is dismissed from this case, with  
19 prejudice.

20 IT IS FURTHER ORDERED that Cross-Claimant SFR Investments Pool 1, LLC and  
21 Defendant Bank of America, N.A., shall bear their own attorney’s fees and costs.

22  
23 **Dated:** January 15, 2016

24  
25  
26 

27 **UNITED STATES DISTRICT JUDGE**