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7 Attorneys for Bank of America, N.A. and Mortgage Electronic Registration Systems, Inc.

8  
 9 **UNITED STATES DISTRICT COURT**  
**CLARK COUNTY, NEVADA**

10  
 11 LES COHEN,  
 12 Plaintiff,  
 13 v.

Case No.: 2:15-cv-01393-GMN-GWF

14 FRESIA AGUDELO; CUSTOM HOME  
 15 LOANS, INC.; MORTGAGE ELECTRONIC  
 16 REGISTRATION SYSTEMS, INC.; BANK OF  
 17 AMERICA, N.A.; COUNTRYWIDE  
 DOCUMENT CUSTODY SERVICES;  
 18 MISSION POINTE CONDOMINIUMS; DOES  
 1-10, inclusive; and ROE CORPORATIONS 1-  
 10, inclusive,  
 19 Defendants.

**MORTGAGE ELECTRONIC  
 REGISTRATION SYSTEMS, INC.'S  
 DISCLAIMER OF INTEREST**

**AND**

**STIPULATION AND ORDER OF  
 DISMISSAL OF MORTGAGE  
 ELECTRONIC REGISTRATION  
 SYSTEMS, INC.**

20 and

21 FEDERAL NATIONAL MORTGAGE  
 ASSOCIATION; and FEDERAL HOUSING  
 22 FINANCE AGENCY, as Conservator of Federal  
 National Mortgage Association,  
 23 Intervenor.

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1 BANK OF AMERICA, N.A.; FEDERAL  
2 NATIONAL MORTGAGE ASSOCIATION;  
3 FEDERAL HOUSING FINANCE AGENCY, as  
Conservator of the Federal National Mortgage  
Association,

4 Counterclaimants,

5 v.

6 LES COHEN,

7 Counter-Defendant.

8 Plaintiff Les Cohen (**Plaintiff**) and Defendant Mortgage Electronic Registration Systems,  
9 Inc. (**MERS**) stipulate and agree as follows:

10 1. **WHEREAS**, on or about June 20, 2014, non-party DML Investment Group, LLC  
11 purchased the property commonly known as 10245 South Maryland Parkway #210, Las Vegas,  
12 Nevada 89123 (the **Property**) at an HOA foreclosure sale via Instrument No. 0140623-0001986.

13 2. **WHEREAS**, on or about July 18, 2014, DML Investment Group, LLC conveyed the  
14 Property to Plaintiff via Quitclaim Deed, Instrument No. 20140718-0001115.

15 3. **WHEREAS**, on January 29, 2015, Plaintiff filed a complaint for quiet title against  
16 Defendants Fresia Agudelo; Custom Home Loans, Inc.; Mortgage Electronic Registration Systems,  
17 Inc.; Bank of America, N.A.; Countrywide Document Custody Services; Mission Pointe  
18 Condominiums; Does 1 through 10, inclusive; and Roe Corporations 1 through 10, inclusive.

19 4. **WHEREAS**, on or about July 22, 2015, Defendants Bank of America, N.A. and  
20 MERS filed an Answer to Plaintiff's complaint, and Bank of America filed counterclaims against  
21 Plaintiff.

22 5. **WHEREAS**, Plaintiff was informed and believed that MERS may hold an interest in  
23 the Property.

24 6. **WHEREAS**, MERS has reviewed the Complaint and Bank of America's  
25 Counterclaims and the exhibits thereto and has determined that it, MERS, assigned its interest under  
26 the Deed of Trust by Corporation Assignment of Deed of Trust recorded on July 11, 2012—nearly  
27 two years before the HOA sale at issue in this lawsuit and has no present right, title, or interest in the  
28 subject property.

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9. **WHEREAS**, Plaintiff and MERS agree that MERS should be dismissed from this action.

10. **WHEREAS**, based upon MERS's disclaimer set forth herein, Plaintiff and MERS agree to bear their own attorneys' fees and costs.

DATED this 9th day of June, 2017.

<p><b>THE LAW OFFICE OF MIKE BEEDE, PLLC</b></p> <p><u>/s/ Michael N. Beede, Esq.</u> MICHAEL N. BEEDE, ESQ. Nevada Bar No. 13068 2470 St. Rose Parkway, Suite 201 Henderson, Nevada 89074</p> <p>Attorney for Plaintiff Les Cohen</p>	<p><b>AKERMAN LLP</b></p> <p><u>/s/ Rex D. Garner, Esq.</u> ARIEL E. STERN, ESQ. Nevada Bar No. 8276 REX D. GARNER, ESQ. Nevada Bar No. 9401 1160 Town Center Drive, Suite 330 Las Vegas, Nevada 89144 Telephone: (702) 634-5000 Facsimile: (702) 380-8572</p> <p>Attorneys for Mortgage Electronic Registration Systems, Inc.</p>
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**ORDER**

**IT IS FURTHER ORDERED** that, based upon MERS's disclaimer of any present right, title, or interest in the subject property as set forth herein, Defendant MERS is dismissed from this case without prejudice.

**IT IS FURTHER ORDERED** that Plaintiff Les Cohen and MERS shall bear their own attorneys' fees and costs.

**IT IS SO ORDERED:**

  
\_\_\_\_\_  
**DISTRICT COURT JUDGE**  
June 18, 2017

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**DATED**