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successor by merger to BAC Home Loans  
8 Servicing, LP fka Countrywide Home Loans, LP

9 UNITED STATES DISTRICT COURT

10 DISTRICT OF NEVADA

11  
12 BANK OF AMERICA, N.A., SUCCESSOR BY  
MERGER TO BAC HOME LOANS  
13 SERVICING, LP FKA COUNTRYWIDE  
HOME LOANS SERVICING LP,

14 Plaintiff,

15 v.

16 FOREST HILLS HOMEOWNERS  
ASSOCIATION, INC.; and ALESSI &  
17 KOENIG, LLC,

18 Defendants.  
19

Case No.: 2:16-cv-00520-RFB-NJK

**STIPULATION AND ORDER OF FINAL  
JUDGMENT CONFIRMING EXISTENCE  
AND VALIDITY OF DEED OF TRUST  
AND FOR DISMISSAL OF CLAIMS  
WITH PREJUDICE**

20 Plaintiff Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP  
21 f/k/a Countrywide Home Loans Servicing, LP (**BANA**) and defendant Forest Hills Homeowner's  
22 Association, Inc. (**Forest Hills**) stipulate as follows:

23 1. This matter relates to real property located at 3912 Landsdown Place, Las Vegas,  
24 Nevada 89121, APN 161-18-812-003, more specifically described as:

25 PARCEL I:

26 Lot ninety-six (96) in Block Sixteen (16) of Forest Hills Unit 3, as shown by Map thereof on  
27 file in Book 24 of Plats, Page 70, in the Office of the County Recorder of Clark County,  
Nevada.

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1           6.       BANA and Forest Hills stipulate and agree that judgment for quiet title shall be  
2 entered in favor of BANA. The deed of trust survived and was not extinguished in any capacity by  
3 the HOA sale. The deed of trust remains a valid encumbrance against the property following the  
4 recordation of the HOA foreclosure deed, and Forest Hills' ownership interest in the property is  
5 subject to the deed of trust.

6           7.       BANA and Forest Hills have resolved all of their claims and disputes, and stipulate  
7 and agree to the dismissal of all remaining claims among them, with prejudice, with each party to  
8 bear its own attorneys' fees and costs.

9           8.       BANA also hereby voluntarily dismisses its claims in this action as against Alessi,  
10 with prejudice.

11           9.       The parties further stipulate and agree that a copy of this Stipulation and Order may  
12 be recorded in the Official Records of Clark County, Nevada, in accordance with the Rules of the  
13 Recorder's Office.

14                   DATED: September 19, 2019.

15                   **AKERMAN LLP**

15                   **TYSON & MENDES LLP**

16                   /s/ William S. Habdas  
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