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

11 BANK OF AMERICA, N.A.,
12
Plaintiff,
13 vs.
14 SONRISA HOMEOWNERS ASSOCIATION;
SFR INVESTMENTS POOL 1, LLC;
15 NEVADA ASSOCIATION SERVICES, INC.,
16
Defendants.

Case No. 2:16-cv-00848-JCM-GWF
**JUDGMENT BY DEFAULT AGAINST
RICK C. WATKINS AND JENNIFER L.
WATKINS**

17 SFR INVESTMENTS POOL 1, LLC, LLC, a
18 Nevada limited liability company,
19
Counter/Cross Claimant,
20 vs.
21 BANK OF AMERICA, N.A.; UNIVERSITY
MEDICAL CENTER; RICK C. WATKINS, an
22 individual; and JENNIFER L. WATKINS, an
23 individual,
24
Counter-Defendant/Cross-Defendants.

25 This matter came before the Court on SFR Investments Pool 1, LLC’s (“SFR”) application
26 for default judgment against Cross-Defendants RICK C. WATKINS AND JENNIFER L.
27 WATKINS (“the Watkinses” or “Cross-Defendants”). Having considered the application,
28 including the declarations attached thereto, the Court makes the following findings of fact and

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1 conclusions of law:

2 1. On September 6, 2013, SFR filed a Cross-Claim (ECF No. 21) for quiet title and
3 declaratory relief against Nevarez (“Cross-Claim”) relating to real property located at 1208
4 El Viento Court, Henderson, NV 89074; Parcel No. 178-15-711-011 (“Property”).

5 2. Cross-Defendants failed to answer the complaint within the 21-day time limit set forth in
6 FRCP 12. The Clerk of the Court appropriately entered a default against the Cross-Defendant on
7 November 28, 2016 (ECF No. 77).

8 3. Cross-Defendants are not incompetent, infants or serving in the United States military.

9 4. SFR submitted credible evidence in support of its application in the form of documents
10 obtained from the Official Records of the Clark County Recorder and declarations made under
11 penalty of perjury that demonstrate prima facie grounds sufficient to enter default judgment against
12 the Watkinses.

13 NOW, THEREFORE, pursuant to FRCP 55(b)(2), having considered the evidence and
14 made the foregoing findings of fact and conclusions of law, and finding good cause,

15 IT IS ORDERED, ADJUDGED AND DECREED that Cross-Defendants, the Watkinses,
16 ny successors and assigns, have no right, title or interest in the Property and that SFR is the
17 rightful title owner.


18 IT IS FURTHER ORDERED that this judgment does not adjudicate SFR’s claims ...

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against, or the defenses of, any other party to this case.


UNITED STATES DISTRICT JUDGE
Dated: March 12, 2020

Respectfully submitted by:
KIM GILBERT EBRON

/s/ Jacqueline A. Gilbert
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Dated this 21st day of March, 2019.