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LAS VEGAS DEVELOPMENT GROUP, LLC

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 9 UNITED STATES DISTRICT COURT
 10 DISTRICT OF NEVADA

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12 BANK OF AMERICA, N.A.,)
)
 13 Plaintiff,)
)
 14 vs.)
)
 15 TIERRA DE LAS PALMAS OWNERS)
 ASSOCIATION; LAS VEGAS)
 16 DEVELOPMENT GROUP, LLC; ABSOLUTE)
 COLLECTION SERVICES, LLC,)
)
 17 Defendants.)
 18 _____)

Case No. 2:16-cv-01362-APG-NJK

19 **STIPULATION TO SUBSTITUTE PARTIES**

20 COMES NOW Defendants, LAS VEGAS DEVELOPMENT GROUP, LLC (“LVDG”);
 21 TIERRA DE LAS PALMAS OWNERS ASSOCIATION (“HOA”); and ABSOLUTE
 22 COLLECTION SERVICES, LLC (“ACS”); Plaintiff, BANK OF AMERICA, N.A. (“BANA”);
 23 and proposed Defendant, AIRMOTIVE INVESTMENTS, LLC (“Airmotive”), by and through
 24 their undersigned counsel, and hereby stipulate and agree as follows:

- 25 1. On June 16, 2016, BANA filed this action seeking various relief related to a deed
 26 of trust recorded against real property commonly known as 4920 Little Cayman
 27 Street, North Las Vegas, Nevada 89031 (“the “Property”) and a homeowners
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association lien foreclosure sale related thereto, which was conducted by ACS on behalf of HOA.

- 2. LVDG presented the prevailing bid at the HOA’s foreclosure sale and thereby acquired title to the Property.
- 3. At the time the Plaintiff filed this action, LVDG was the record title holder of the Property.
- 4. LVDG subsequently transferred and conveyed its interest in the Property to Airmotive on or about December 16, 2016, by way of a Grant Deed recorded in the office of the Clark County Recorder on January 5, 2017, as Instrument No. 20170105:0002758.
- 5. Airmotive is currently the record title holder of the Property.
- 6. LVDG no longer claims any right, title or interest in the Property.
- 7. Airmotive shall be substituted as a defendant in this action as the real party in interest in the place and stead of LVDG. LVDG shall be dismissed from this action without prejudice. All claims and defenses asserted by and against LVDG in this action shall be deemed to equally apply to Airmotive and the case caption shall be appropriately amended.

Dated this 9th day of September, 2019.

ROGER P. CROTEAU &
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ABSOLUTE COLLECTION SERVICES,
LLC

LEACH KERN GRUCHOW ANDERSON
SONG

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IT IS SO ORDERED.

By: 
United States Magistrate Judge

Dated: September 10, 2019