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

11 WILMINGTON TRUST, N.A., SUCCESSOR
 12 TRUSTEE TO CITIBANK, N.A., AS
 TRUSTEE FOR THE BENEFIT OF
 13 REGISTERED HOLDERS OF STRUCTURED
 ASSET MORTGAGE INVESTMENTS II
 14 TRUST 2007-AR3, MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2007-
 15 AR3,

Case No. 2:16-cv-02090-RFB-NJK

**JUDGMENT BY DEFAULT AGAINST
 CURTIS PRICE**

16 Plaintiff,

17 vs.

18 SFR INVESTMENTS POOL 1, LLC, a Nevada
 limited liability company; PALM CREEK
 COMMUNITY ASSOCIATION, INC., a
 19 Nevada non-profit corporation; and NEVADA
 ASSOCIATION SERVICES, INC.,
 20

21 Defendants.

22 SFR INVESTMENTS POOL 1, LLC, a Nevada
 limited liability company,
 23

24 Counter/Cross Claimant,

25 vs.

26 WILMINGTON TRUST, N.A., SUCCESSOR
 TRUSTEE TO CITIBANK, N.A., AS
 27 TRUSTEE FOR THE BENEFIT OF
 REGISTERED HOLDERS OF
 28 STRUCTURED ASSET MORTGAGE

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1 INVESTMENTS II TRUST 2007-AR3,
2 MORTGAGE PASS-THROUGH
3 CERTIFICATES, SERIES 2007-AR3; and
4 CURTIS PRICE, an individual,

5 Counter-Defendant/Cross-Defendant.

6 This matter came before the Court on SFR Investments Pool 1, LLC's ("SFR") application
7 for default judgment against Cross-Defendants CURTIS PRICE ("Price" or "Cross-Defendant").
8 Having considered the application, including the declarations attached thereto, the Court makes
9 the following findings of fact and conclusions of law:

- 10 1. On November 23, 2016, SFR filed a Cross-Claim (ECF No. 25) for quiet title and
11 declaratory relief against Price ("Cross-Claim") relating to real property located at 5691
12 Sentry Palm Court, Las Vegas, NV 891222; Parcel No. 161-26-412-102 ("Property").
- 13 2. Cross-Defendant failed to answer the complaint within the 21-day time limit set forth in
14 FRCP 12. The Clerk of the Court appropriately entered a default against the Cross-Defendant on
15 January 25, 2019 (ECF No. 55).
- 16 3. Cross-Defendant is not incompetent, an infant or serving in the United States military.
- 17 4. SFR submitted credible evidence in support of its application in the form of documents
18 obtained from the Official Records of the Clark County Recorder and declarations made under
19 penalty of perjury that demonstrate prima facie grounds sufficient to enter default judgment against
20 Price.

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

23 IT IS ORDERED, ADJUDGED AND DECREED that Cross-Defendant Price, any
24 successors and assigns, have no right, title or interest in the Property and that SFR is the rightful
25 title owner.

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IT IS FURTHER ORDERED that this judgment does not adjudicate SFR's claims against, or the defenses of, any other party to this case.



RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE

Respectfully submitted by:
KIM GILBERT EBRON

Dated: February 12, 2019

/s/Jacqueline A. Gilbert

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Dated this 25th day of January, 2019.