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9 **UNITED STATES DISTRICT COURT**

10 **DISTRICT OF NEVADA**

11 BANK OF AMERICA, N.A., successor by
merger to BAC HOME LOANS SERVICING,
12 LP fka COUNTRYWIDE HOME LOANS
SERVICING, LP and FEDERAL NATIONAL
13 MORTGAGE ASSOCIATION,

14 Plaintiffs,

15 vs.

16 SANTA BARBARA HOMEOWNERS
ASSOCIATION; SFR INVESTMENTS POOL
1, LLC; ABSOLUTE COLLECTION
17 SERVICES, LLC,

18 Defendants.

19 SFR INVESTMENTS POOL 1, LLC,

20 Counter/Cross Claimant,

21 vs.

22 BANK OF AMERICA, N.A., successor by
merger to BAC HOME LOANS SERVICING,
23 LP fka COUNTRYWIDE HOME LOANS
SERVICING, LP; FEDERAL NATIONAL
24 MORTGAGE ASSOCIATION; KATY L.
LEE, an individual; and KATY L. LEE,
25 TRUSTEE or her successors in trust, under the
KLEE LIVING TRUST, dated August 10,
26 2006.

27 Counter/Cross Defendants.

Case No.: 2:16-cv-02768-MMD-DJA

**JUDGMENT BY DEFAULT AGAINST
KATY L. LEE AND KATY L. LEE,
TRUSTEE, OR HER SUCCESSORS IN
TRUST, UNDER THE KLEE LIVING
TRUST DATED AUGUST 10, 2006**

28 This matter came before the Court on SFR Investments Pool 1, LLC's ("SFR") Application

1 for Judgment by Default against Katy L. Lee and Katy L. Lee, Trustee, or her Successors in Trust,
2 under the Klee Living Trust dated August 10, 2006 (“Cross-Defendants”). Having considered the
3 application, including the declarations attached thereto, the Court makes the following findings of
4 fact and conclusions of law:

5 1. On December 12, 2016, SFR filed a Cross-Complaint [ECF No. 8] for quiet title and
6 injunctive relief against Cross-Defendants, relating to real property located **1124 Milpas Lane,**
7 **Las Vegas, Nevada 89134; Parcel No. 138-30-614-037** (“the Property”).

8 2. Cross-Defendants failed to answer the complaint within the 21-day time limit set forth in
9 FRCP 12. The Clerk of the Court appropriately entered a default against Cross-Defendants on
10 October 11, 2019.

11 3. Cross-Defendant Katy L. Lee is not incompetent, an infant, or serving in the United States
12 military.

13 4. SFR submitted credible evidence in support of its application in the form of documents
14 obtained from the Official Records of the Clark County Recorder and declarations made under
15 penalty of perjury that demonstrate prima facie grounds sufficient to enter default judgment against
16 Cross-Defendants.

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

19 IT IS ORDERED, ADJUDGED AND DECREED that Cross-Defendants, any successors
20 and assigns, have no right, title or interest in the Property and that SFR is the rightful 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.



UNITED STATES DISTRICT COURT JUDGE

Dated: November 13, 2019

Respectfully submitted by:

KIM GILBERT EBRON
/s/ Jason G. Martinez
JASON G. MARTINEZ, ESQ.
Nevada Bar No. 13375
Attorneys for SFR Investments Pool 1, LLC

DATED this 21st day of October, 2019.