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UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

11 U.S. BANK, N.A., SUCCESSOR TRUSTEE
TO BANK OF AMERICA, N.A.,
12 SUCCESSOR IN INTEREST TO LASALLE
BANK, N.A., AS TRUSTEE, ON BEHALF
13 OF THE HOLDERS OF THE WASHINGTON
MUTUAL MORTGAGE PASS THROUGH
14 CERTIFICATES, WMALT SERIES 2005-10,

Case No. 2:16-cv-02801-JCM-EJY

**JUDGMENT BY DEFAULT AGAINST
DAVID L. MCCOY AND PAMELA
MCCOY**

15 Plaintiff,

16 vs.

17 SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company; SHERMAN
OAKS ESTATES OWNERS ASSOCIATION,
18 a Nevada non-profit corporation,

19 Defendants.

20 SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,

21 Counter/Cross Claimant,

22 vs.

23 U.S. BANK, N.A., SUCCESSOR TRUSTEE
TO BANK OF AMERICA, N.A.,
24 SUCCESSOR IN INTEREST TO LASALLE
BANK, N.A., AS TRUSTEE, ON BEHALF
25 OF THE HOLDERS OF THE WASHINGTON
MUTUAL MORTGAGE PASS THROUGH
26 CERTIFICATES, WMALT SERIES 2005-10;
DAVID L. MCCOY, an individual; PAMELA
27 MCCOY, and individual,

28 Counter/Cross Defendants.

1 This matter came before the Court on SFR Investments Pool 1, LLC's ("SFR") Application
2 for Judgment by Default against David L. McCoy and Pamela McCoy ("the McCoy's" or "Cross-
3 Defendants"). Having considered the application, including the declarations attached thereto, the
4 Court makes the following findings of fact and conclusions of law:

5 1. On January 17-2017, SFR filed a Cross-Claim [ECF No. 19] for quiet title and injunctive
6 relief against Cross-Defendants, relating to real property located at **4779 Laurel Canyon Street,**
7 **Las Vegas, Nevada 89129; Parcel No. 138-04-511-010** ("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 June
10 1, 2017.

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

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

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

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

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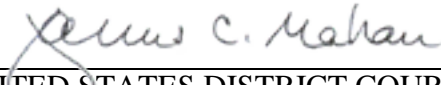
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IT IS FURTHER ORDERED that this judgment does not adjudicate SFR's claims against, or the defenses of, any other party to this case.


UNITED STATES DISTRICT COURT JUDGE
January 21, 2020.
Dated: _____

Respectfully submitted by:
KIM GILBERT EBRON
/s/ Jason G. Martinez
JASON G. MARTINEZ, ESQ.
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Attorneys for SFR Investments Pool 1, LLC
DATED this 15th day of January, 2020.