

- 1 1. Jared K. Baum and Charlene Baum formerly owned real property (the “Subject
2 Property”) commonly known as 12030 GILES ST., LAS VEGAS, NEVADA 89123;
3 APN: 191-04-415-049 and more specifically identified as:

4 PARCEL I:

5 LOT 180 OF TERRACINA III SOUTH UNIT 4, AS SHOWN BY MAP
6 THEREOF ON FILE IN BOOK 125 OF PLATS, PAGE 29, IN THE OFFICE
7 OF
8 THE COUNTY RECORDER OF CLARK COUNTY, NEVADA
9 RESERVING THEREFROM AN EASEMENT FOR PRIVATE STREETS
10 AND
11 COMMON AREAS AS SHOWN AND DELINEATED ON SAID MAP.

12 PARCEL II:

13 AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS
14 AND COMMON AREAS AS SHOWN AND DELINEATED ON SAID MAP.

- 15 2. On July 12, 2016, Red Rock Financial Services (“Trustee”) for and on behalf of the
16 VILLAS AT TIERRA LINDA HOMEOWNERS ASSOCIATION (“HOA”)
17 conducted a homeowners’ association foreclosure sale on the Subject Property.
18 3. The ownership interests of JARED K. BAUM and CHARLENE M. BAUM were
19 extinguished by the homeowners’ association foreclosure sale conducted by the HOA
20 on July 12, 2016.
21 4. The HOLLYVALE RENTAL HOLDINGS, LLC (“Hollyvale”) purchased the Subject
22 Property at the foreclosure sale on July 12, 2016. On January 30, 2017, Hollyvale
23 transferred its interest in the Subject Property through a quitclaim deed to CHAMPERY
24 RENTAL REO, LLC.
25 5. CHAMPERY RENTAL REO, LLC’S claim of ownership is superior to that of JARED
26 K. BAUM and CHARLENE M. BAUM as the latter individuals no longer have any
27 ownership interest or rights or claims in the Subject Property.
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Accordingly,

IT IS THEREFORE ORDERED that the Motion for Default Judgment (ECF No. 63) is
GRANTED.

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IT IS FUTHER ORDERED that the Clerk of Court shall enter the judgment for declaratory relief and quiet title in the Subject Property against JARED K. BAUM and CHARLENE M. BAUM and in favor of the Plaintiff, CHAMPERY RENTAL REO, LLC.

DATED this 21st day of July, 2018.



RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE