

1 DIANA S. EBRON, ESQ.
 Nevada Bar No. 10580
 2 E-Mail: diana@kgelegal.com
 JACQUELINE A. GILBERT, ESQ.
 3 Nevada Bar No. 10593
 E-Mail: jackie@kgelegal.com
 4 KAREN L. HANKS, ESQ.
 Nevada Bar No. 9578
 5 E-Mail: karen@kgelegal.com
 KIM GILBERT EBRON
 6 7625 Dean Martin Drive, Suite 110
 Las Vegas, Nevada 89139-5974
 7 Telephone: (702) 485-3300
 Facsimile: (702) 485-3301
 8 Attorneys for SFR Investments Pool 1, LLC

9 UNITED STATES DISTRICT COURT

10 DISTRICT OF NEVADA

11 HSBC BANK USA, N.A., AS TRUSTEE FOR
12 THE LMT 2006-7 TRUST FUND,

Case No. 2:17-cv-00016-RFB-EJY

13 Plaintiff,

14 vs.

**[PROPOSED] SUPPLEMENTAL ORDER
GRANTING SFR INVESTMENTS POOL
1, LLC'S MOTION FOR SUMMARY
JUDGMENT**

15 ESTRELLA II HOMEOWNERS'
ASSOCIATION, a Nevada non-profit
16 corporation; SFR INVESTMENTS POOL 1,
LLC, a Nevada limited liability company;

17 Defendants.

18 SFR INVESTMENTS POOL 1, LLC,

19 Counter/Cross Claimant,

20 vs.

21 HSBC BANK USA, N.A., AS TRUSTEE FOR
THE LMT 2006-7 TRUST FUND; ASHAR
22 W. MUJTABA, an individual,

23 Counter/Cross Defendants.

24 Before the Court came Estrella II Homeowners' Association's ("Association") Motion for
 25 Summary Judgment [ECF No. 50] and SFR Investments Pool1, LLC's ("SFR") Motion for
 26 Summary Judgment [ECF No. 51] each against HSBC Bank USA, N.A., as trustee for the LMT
 27 2006-7 Trust Fund ("Bank"). Having considered the Bank's respective Responses [ECF Nos. 53
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KIM GILBERT EBRON
 7625 DEAN MARTIN DRIVE, SUITE 110
 LAS VEGAS, NEVADA 89139
 (702) 485-3300 FAX (702) 485-3301

KIM GILBERT EBRON
7625 DEAN MARTIN DRIVE, SUITE 110
LAS VEGAS, NEVADA 89139
(702) 485-3300 FAX (702) 485-3301

1 and 54] and SFR and the Association’s respective Replies [ECF Nos. 56 and 57], and for all the
2 reasons stated on the record, the Court rules as follows:

3 IT IS HEREBY ORDERED that SFR’s Motion for Summary Judgment is **GRANTED** and
4 the Association’s Motion for Summary Judgment is **GRANTED**. The nonjudicial foreclosure sale
5 conducted on July 1, 2014 extinguished all junior interests in the Property, including the deed of
6 trust recorded as Instrument No. 20060526-0002958. As a result, the Bank, its successors or
7 assigns, has no enforceable lien, interest or property right in the real property located at 6243
8 Copper Light Street, Las Vegas, Nevada 89081; Parcel No. 124-25-512-057.

9 Additionally, as a result of the Association’s foreclosure sale, Ashar W. Mujtaba, his
10 successors or assigns, has no right, title or interest in the real property located at 6243 Copper
11 Light Street, Las Vegas, Nevada 89081; Parcel No. 124-25-512-057.

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1 *HSBC Bank USA, N.A. v. Estrella II Homeowners' Association, et al.*

2 **2:17-cv-00016-RFB-GWF**

3 The Court further finds that there is no basis to support the lis pendens in this case as Bank
4 has no existing interest in the Property. The lis pendens recorded against the Property in the Official
5 Records of the Clark County Recorder as Instrument No. 20150512-0002931 and Instrument No.
6 20170113-0000966 shall therefore be expunged.

7 DATED: August 23, 2019



8
9 RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE

10 Submitted by:

Approved as to Form and Content:

11 **Kim Gilbert Ebron**

Wright Finlay & Zak LLP

12 /s/ Jason G. Martinez
13 Jason G. Martinez, Esq.
14 Nevada Bar No. 13375
15 7625 Dean Martin Drive, Ste 110
Las Vegas, Nevada 89139
Attorneys for SFR Investments Pool 1, LLC

/s/ Lindsay D. Robbins
Lindsay D. Robbins, Esq.
Nevada Bar No. 13474
7785 W. Sahara Avenue, Suite 200
Las Vegas, Nevada 89117
Attorneys for HSBC Bank USA, N.A.

16 Approved as to Form and Content:

17 **Lipson Neilson P.C.**

18 /s/ Amber M. Williams
19 Amber M. Williams, Esq.
20 Nevada Bar No. 12301
9900 Covington Cross Drive, Suite 120
Las Vegas, Nevada 89144
Attorneys for *Estrella II Homeowners'*
21 Association

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23
24
25
26
27
28
KIM GILBERT EBON
7625 DEAN MARTIN DRIVE, SUITE 110
LAS VEGAS, NEVADA 89139
(702) 485-3300 FAX (702) 485-3301