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5
 6 *Attorneys for Plaintiff Federal National
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7
 8 **UNITED STATES DISTRICT COURT**
 9 **DISTRICT OF NEVADA**

10 FEDERAL NATIONAL MORTGAGE
 ASSOCIATION,

Case No. 2:17-cv-00025-RFB-NJK

11 Plaintiff,

**STIPULATION AND ORDER OF FINAL
 JUDGMENT CONFIRMING
 EXISTENCE AND VALIDITY OF DEED
 OF TRUST**

12 v.

13 SPRINGPOINTE CONDOMINIUMS
 HOMEOWNERS' ASSOCIATION; ATC
 14 ASSESSMENT COLLECTION GROUP, LLC;
 GLEN LARSON, an individual; BRANDON
 15 STAVROS, an individual,

16 Defendants.

17
 18 Plaintiff Federal National Mortgage Association (**Fannie Mae**), defendant Brandon Stavros
 19 (**Stavros**), and Springpoint Condominiums Homeowners' Association (**Springpointe**), through their
 20 counsel of record, stipulate as follows:

21 1. This matter relates to real property located 3791 Shirebrook Drive, #112, Las Vegas,
 22 Nevada, 89115, APN 140-18-211-132 (the **Property**). The Property is more specifically described
 23 as:

24 PARCEL I:

25 UNIT ONE HUNDRED TWELVE (112) IN BUILDING THIRTEEN-C (13-C) OF
 26 SPRINGPOINTE CONDOMINIUM PHASE I, AS SHOWN BY MAP THEREOF ON
 27 FILE IN BOOK 28, OF PLATS, PAGE 81, IN THE OFFICE OF THE COUNTY
 28 RECORDER OF CLARK COUNTY, NEVADA.

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1 PARCEL II:

2 AN UNDIVIDED INTEREST IN AND TO THE COMMON AREA AS DEFINED
3 IN THAT CERTAIN INSTRUMENT ENTITLED "RESTATED DECLARATION
4 OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SPRINGPOINTE"
5 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK
6 COUNTY, NEVADA, IN BOOK 1540 OF OFFICIAL RECORDS, AS DOCUMENT
7 NO. 1499664, AND AS DEFINED IN ANY DECLARATION OF ANNEXATION
8 AUTHORIZED BY SECTION 13.14 AND SECTION 13.15 THEREOF.

9 2. Fannie Mae is the beneficiary of record of a Deed of Trust that encumbers the Property
10 and was recorded on May 9, 2005, as Document Number 20050509-0000449, in the Official Records
11 of Clark County, Nevada (the **Deed of Trust**).

12 3. On June 20, 2014, Springpointe recorded a Trustee's Deed Upon Sale as Document
13 Number 20140620-0000832 of the Official Records of Clark County, Nevada (the **HOA Foreclosure**
14 **Deed**), reflecting that Springpointe purchased the Property at its foreclosure sale of the Property
15 conducted on June 17, 2014 (the **HOA Sale**).

16 4. Springpointe transferred its interest in the Property to Glen Larson by Grant, Bargain,
17 and Sale Deed recorded in the Clark County recorder's office on March 31, 2016 as 20160331-
18 0001841.

19 5. Larson transferred his interest in the Property to Stavros by Quitclaim Deed recorded in
20 the Clark County recorder's office on August 25, 2016 as 20160825-0003362.

21 6. Stavros has not transferred his interest in the Property and is still the title holder of record.

22 7. On January 4, 2017, Fannie Mae initiated a quiet title action against Stavros in the United
23 States District Court, District of Nevada, Case No. 2:17-cv-00025 (the **Quiet Title Action**).

24 8. Fannie Mae and Stavros have entered a confidential settlement agreement in which they
25 have settled all claims between them in this case. This stipulation and order applies to the matters
26 addressed in this particular case only and has no relevance to any other matter.


27 9. The Deed of Trust survived and was not extinguished in any capacity by the HOA Sale.
28 The Deed of Trust remains a valid encumbrance against the Property following the recording of the
HOA Foreclosure Deed, and Stavros's interest in the Property is subject to the Deed of Trust.


1 10. The claims asserted by Fannie Mae against Springpointe, Glen Larson, and ATC
2 Assessment Collection Group, LLC ("ATC") are now moot. Fannie Mae dismisses all claims against
3 Springpointe and ATC with prejudice.

4 11. Each party shall bear their own attorney's fees and costs associated with this case.
5 //

6 Dated: April __, 2018.
7 AKERMAN LLP
8
9 /s/ _____
10 Melanie D. Morgan, Esq.
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17 *Attorneys for Plaintiff Federal National
18 Mortgage Association*

Dated: May __, 2018.
LIPSON NEILSON COLE SELTZER & GARIN, P.C.
/s/ _____
Eric N. Tran Esq.
Nevada Bar No. 11876
9900 Covington Cross Drive, Suite 120
Las Vegas, NV 89144
Telephone: (702) 382-1500
Facsimile: (702) 382-1512
*Attorneys for Springpointe Condominiums
Homeowners' Association*

15 Dated: ~~May~~ ^{June} 8, 2018.
16 STAVROS.
17 /s/  _____
18 Stavros, Pro Se

19 Dated: ~~May~~ ^{June} 8, 2018.
20 GLEN LARSON
21 /s/  _____
22 Glen Larson, Pro Se

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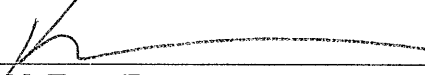
6 Dated: April __, 2018.

7 Dated: ^{July 16} ~~May~~ __, 2018.

8 AKERMAN LLP

LIPSON NEILSON COLE SELTZER & GARIN, P.C.

9 /s/ _____

10 /s/  7582

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27 Homeowners' Association*

28 Dated: May __, 2018.

STAVROS.

17 /s/ _____
18 Stavros, Pro Se

19 Dated: May __, 2018.

20 GLEN LARSON

21 /s/ _____
22 Glen Larson, Pro Se

1 10. The claims asserted by Fannie Mae against Springpointe, Glen Larson, and ATC
2 Assessment Collection Group, LLC ("ATC") are now moot. Fannie Mae dismisses all claims against
3 Springpointe and ATC with prejudice.

4 11. Each party shall bear their own attorney's fees and costs associated with this case.

5 //

6 Dated: ~~June~~ ^{July} 2, 2018.

Dated: June __, 2018.

7 AKERMAN LLP

LIPSON NEILSON COLE SELTZER & GARIN, P.C.

8 

9 /s/ _____

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25 Homeowners' Association*

15 Dated: June __, 2018.

16 STAVROS.

17 /s/ _____
18 Stavros, Pro Se

19 Dated: June __, 2018.

20 GLEN LARSON

21 /s/ _____
22 Glen Larson, Pro Se

ORDER

1 Based on the above stipulation between Federal National Mortgage Association (**Fannie**
2 **Mae**) and defendant Brandon Stavros, the Parties' agreement, and good cause appearing therefore,

3
4 IT IS ORDERED that the Deed of Trust recorded in the Official Records of Clark County,
5 Nevada against the real property located 3791 Shirebrook Drive, #112, Las Vegas, Nevada, 89115,
6 APN 140-18-211-132 (the **Property**) on May 9, 2005, as Document Number 20050509-0000449,
7 was not extinguished, impaired, or otherwise affected by the foreclosure sale of the Property
8 conducted by Springpointe Condominiums Homeowners Association on June 17, 2014 or the
9 recording of the Trustee's Deed Upon Sale in the Official Records of Clark County, Nevada, on June
10 20, 2014, as Document Number 20140620-0000832, reflecting that Springpointe purchased the
11 Property at the foreclosure sale. The Property was subsequently transferred to Stavros, and Stavros's
12 ownership interest in the Property is subject to the Deed of Trust.

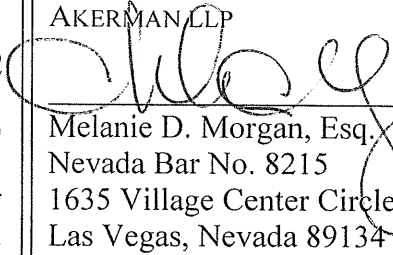
13 IT IS FURTHER ORDERED that Plaintiff shall be entitled to record this STIPULATION
14 AND ORDER CONFIRMING VALIDITY OF DEED OF TRUST in the Official Records of Clark
15 County, Nevada in accordance with the rules of the Recorder's Office.

16 IT IS FURTHER ORDERED that this order constitutes the final judgment of this Court,
17 resolving all claims in this case with prejudice, each party to bear its own fees and costs.

18 DATED this 1st day of November, 2018.

19
20 Respectfully submitted by:

21 AKERMAN LLP

22 
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20 
21 _____
22 RICHARD F. BOULWARE, II
23 United States District Court

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