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7 Attorneys for Plaintiffs Bayview Loan  
 Servicing, LLC and Federal Home Loan  
 8 Mortgage Corporation

9 **IN THE UNITED STATES DISTRICT COURT**  
 10 **DISTRICT OF NEVADA**

Case No.: 2:17-cv-00026-GMN-CWH

11 BAYVIEW LOAN SERVICING, LLC; and  
 12 FEDERAL HOME LOAN MORTGAGE  
 CORPORATION,

Plaintiff,

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

vs.

15 WASHINGTON & SANDHILL  
 16 HOMEOWNERS ASSOCIATION;  
 17 ABSOLUTE COLLECTION SERVICES, LLC;  
 18 SILVER STREAM ADVISORS, LLC; and  
 NEW DIRECTION IRA, INC. FBO MARIJO  
 TINLIN, IRA,

Defendants.

20 Bayview Loan Servicing, LLC (**Bayview**), Federal Home Loan Mortgage Corporation (**Freddie**  
 21 **Mac**), Washington & Sandhill Homeowners Association (**Washington**), Absolute Collection  
 22 Services, LLC (**ACS**), New Direction IRA (**New Direction**), and Silver Stream Advisors, LLC (**Silver**  
 23 **Stream**) by and through their undersigned counsel of record, stipulate as follows:

24 1. This matter relates to real property located at 925 Swiss Street, Las Vegas, Nevada  
 25 89110, APN 140-30-612-033 (the **Property**). The Property is more specifically described as:

26 LOT EIGHTY-TWO (82) IN BLOCK THREE (3) OF WASHINGTON &  
 27 SANDHILL UNIT 4 AS SHOWN BY MAP THEREOF ON FILE IN  
 28 BOOK 88 OF PLATS, PAGE 36, IN THE OFFICE OF THE COUNTY  
 RECORDER, CLARK COUNTY, NEVADA.

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1 APN: 140-30-612-033

2 2. Bayview, on Freddie Mac's behalf, is the beneficiary of record of a Deed of Trust that  
3 encumbers the Property and was recorded on October 31, 2006 as Instrument No. 20061031-0006241  
4 (the **Deed of Trust**).

5 3. On July 16, 2014, Silver Stream recorded a Foreclosure Deed as Instrument Number  
6 20140716-0003120 of the Official Records of Clark County, Nevada (the **HOA Foreclosure Deed**),  
7 reflecting that Silver Stream purchased the Property at a foreclosure sale of the Property held July 15,  
8 2014 (the **HOA Sale**).

9 4. Silver Stream transferred its interest in the Property to New Direction by Quit Claim  
10 Deed recorded in the Clark County recorder's office on January 11, 2016 as Instrument No. 20160111-  
11 0002004;

12 5. On January 4, 2017, Bayview and Freddie Mac initiated an action for quiet title and  
13 damages against Silver Stream, Washington & Sandhill, New Direction, and ACS in the United States  
14 District Court, District of Nevada, Case No. 2:17-cv-00026 (the **Quiet Title Action**).

15 6. The Parties have entered a settlement agreement in which all claims between the parties  
16 have been resolved.

17 7. The parties have agreed as part of their settlement agreement, and the Court incorporates  
18 that agreement and its provision, that the Deed of Trust survived and was not extinguished in any  
19 capacity by the HOA Sale, the recording of the HOA Foreclosure Deed, or the recording of the Quit  
20 Claim Deed to New Direction. The Deed of Trust remains a valid encumbrance against the Property  
21 following the recording of the HOA Foreclosure Deed, and New Direction's interest in the Property is  
22 subject to the Deed of Trust. This stipulation is made for purposes of this action only and is not a  
23 waiver by any Party of its legal position in any other case or an admission of liability in this or any  
24 other action.

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DATED this 18th day of July, 2018

DATED this 18th day of July, 2018

**AKERMAN LLP**

**GORDON REES SCULLY MANSUKHANI, LLP**

/s/ Vatana Lay  
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Las Vegas, Nevada 89101

Attorney for Washington & Sandhill HOA

Attorneys for Plaintiffs

DATED this 18th day of July, 2018

DATED this 18th day of July, 2018

**ABSOLUTE COLLECTION SERVICES, LLC**

**ALDRICH LAW FIRM, LTD.**

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Attorneys for Absolute Collection Services,  
LLC

Attorney for Silver Stream Advisors, LLC and  
New Direction IRA

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**ORDER**

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2 Based on the above stipulation between Bayview Loan Servicing, LLC (**Bayview**), Federal  
3 Home Loan Mortgage Corporation (**Freddie Mac**), Washington & Sandhill Homeowners Association  
4 (**Washington**), Absolute Collection Services, LLC (**ACS**), New Direction IRA (**New Direction**), and  
5 Silver Stream Advisors, LLC (**Silver Stream**), the Parties' agreement, and good cause appearing  
6 therefore,

7 IT IS ORDERED that the Deed of Trust recorded in the Official Records of Clark County,  
8 Nevada against the real property located at 925 Swiss Street, Las Vegas, Nevada 89110, APN 140-30-  
9 612-033 (the **Property**) on October 31, 2006 as Instrument No. 20061031-0006241 (the **Deed of**  
10 **Trust**) was not extinguished, impaired, or otherwise affected by the foreclosure sale conducted by  
11 Washington & Sandhill on July 15, 2014 or the recording of the Foreclosure Deed in the Official  
12 Records of Clark County, Nevada, on July 16, 2014, as Instrument Number 20140716-0003120,  
13 reflecting that Silver Stream purchased the Property at the foreclosure sale, or the recording of the  
14 Quit Claim Deed in the Official Records of Clark County, Nevada on January 11, 2016 as Instrument  
15 No. 20160111-0002004, reflecting that Silver Stream transferred its interest in the Property to New  
16 Direction. New Direction's interest in the Property is subject to the Deed of Trust.

17 IT IS FURTHER ORDERED that Bayview shall be entitled to record this STIPULATION  
18 AND ORDER OF FINAL JUDGMENT CONFIRMING EXISTENCE AND VALIDITY OF DEED  
19 OF TRUST in the Official Records of Clark County, Nevada in accordance with the rules of the  
20 Recorder's Office.

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**AKERMAN LLP**

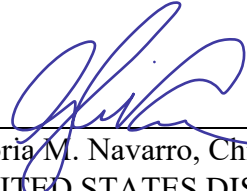
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IT IS FURTHER ORDERED that this order constitutes the final judgment of this Court,  
resolving all claims in this case with prejudice, each party to bear its own fees and costs.

The Clerk of Court is instructed to close the case.

DATED this 19 day of July, 2018.

  
\_\_\_\_\_  
Gloria M. Navarro, Chief Judge  
UNITED STATES DISTRICT COURT

Respectfully submitted by:

**AKERMAN LLP**

/s/ Vatana Lay  
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