

1 WRIGHT, FINLAY & ZAK, LLP  
 2 Dana Jonathon Nitz, Esq.  
 Nevada Bar No. 00050  
 Yanxiong Li, Esq.  
 3 Nevada Bar No. 12807  
 4 7785 W. Sahara Ave, Suite 200  
 Las Vegas, NV 89117  
 5 (702) 475-7964; Fax: (702) 946-1345  
[yli@wrightlegal.net](mailto:yli@wrightlegal.net)  
 6 *Attorneys for Cross-Defendant, Mortgage Electronic Registration Systems, Inc.*

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 8 **UNITED STATES DISTRICT COURT**  
 9 **DISTRICT OF NEVADA**

10 U.S. BANK NATIONAL ASSOCIATION, AS  
 11 TRUSTEE, SUCCESSOR IN INTEREST TO  
 12 BANK OF AMERICA, NATIONAL  
 13 ASSOCIATION AS SUCCESSOR BY  
 14 MERGER TO LASALLE BANK, NATIONAL  
 ASSOCIATION AS TRUSTEE FOR  
 15 WASHINGTON MUTUAL MORTGAGE  
 PASS-THROUGH CERTIFICATES WMALT  
 SERIES 2006-AR9 TRUST,

2:17-cv-00708-JCM-PAL

**STIPULATION AND ORDER FOR  
 DISCLAIMER OF INTEREST AND  
 DISMISSAL OF MORTGAGE  
 ELECTRONIC REGISTRATION  
 SYSTEMS, INC. WITH PREJUDICE**

16 Plaintiff,

17 vs.

18  
 19 SFR INVESTMENTS POOL 1, LLC, a Nevada  
 limited liability company; SETONA  
 20 HOMEOWNERS' ASSOCIATION; AMOR  
 ELACIO, an individual; and AILEEN ELACIO,  
 21 an individual,

22 Defendants,

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

24 Counter/Cross Claimant,

25 vs.

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 27 U.S. BANK NATIONAL ASSOCIATION, AS  
 TRUSTEE, SUCCESSOR IN INTEREST TO  
 28 BANK OF AMERICA, NATIONAL

1 ASSOCIATION AS SUCCESSOR BY  
2 MERGER TO LASALLE BANK, NATIONAL  
3 ASSOCIATION AS TRUSTEE FOR  
4 WASHINGTON MUTUAL MORTGAGE  
5 PASS-THROUGH CERTIFICATES WMALT  
6 SERIES 2006-AR9 TRUST; MORTGAGE  
7 ELECTRONIC REGISTRATION SYSTEMS,  
8 INC. AS NOMINEE BENEFICIARY FOR  
9 ALLIANCE BANCORP,

Counter/Cross Defendants.

8 Defendant/Counter/Cross-claimant, SFR INVESTMENTS POOL 1, LLC (“SFR”),  
9 Cross-defendant, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (“MERS”),  
10 by and through their respective counsel of record, hereby stipulate and agree as follows:

11 WHEREAS,

12 1. SFR named MERS as a Cross-defendant in this action;

13 2. The property located at 10856 Vineyard Pass Street, Las Vegas, Nevada 89141  
14 (“Property”), was subject to a deed of trust recorded against the Property, on August 10, 2006, as  
15 Instrument Number 20060810-0001524 in the Official Records of the Clark County, Nevada  
16 Recorder’s Office (“**Deed of Trust**”);

17 3. MERS, solely as nominee for lender, Alliance Bancorp, and its successor and  
18 assigns, was designated as the original beneficiary of the Deed of Trust;

19 4. On July 11, 2012, the Property was sold pursuant to a Nevada homeowners’  
20 association (“HOA”) lien defined under NRS 116.3116(2);

21 5. On July 24, 2012, a Trustee’s Deed Upon Sale was recorded against the Property  
22 to memorialize the sale HOA sale;

23 6. MERS, as nominee for Alliance Bancorp, and its successors and assigns, hereby  
24 disclaims all interest in the Deed of Trust against the Property;

25 9. SFR will not seek to recover costs or attorney’s fees against MERS as a result of  
26 this disclaimer of interest.

27 **IT IS FURTHER STIPULATED AND AGREED** that the above-referenced matter,  
28 including all claims for relief thereto, shall be dismissed WITH PREJUDICE as against MERS.

1           **IT IS FURTHER STIPULATED AND AGREED** that nothing in this Stipulation and  
2 Order is intended to be, or will be, construed as an admission of the claims or defenses of the  
3 parties.

4           **IT IS FURTHER STIPULATED AND AGREED** that each party shall bear its own  
5 attorney's fees and costs.

6 DATED this 4th day of December, 2017.

DATED this 4th day of December, 2017.

7 WRIGHT, FINLAY & ZAK, LLP

KIM GILBERT EBRON

8 /s/ Yanxiong Li, Esq.

/s/ Diana S. Ebron, Esq.

9  
10 Dana Jonathon Nitz, Esq.  
11 Nevada Bar No. 00050  
12 Yanxiong Li, Esq.  
13 Nevada Bar No. 12807  
14 7785 W. Sahara Ave, Suite 200  
15 Las Vegas, NV 89117  
16 *Attorneys for Cross-Defendant, Mortgage*  
17 *Electronic Registration Systems, Inc.*

Diana S. Ebron, Esq.  
Nevada Bar No. 10580  
Jacqueline A. Gilbert, Esq.  
Nevada Bar No. 10593  
Karen L. Hanks, Esq.  
Nevada Bar No. 9578  
7625 Dean Martin Drive, Ste. 110  
Las Vegas, Nevada 89139  
(702) 485-3300; Fax: (702) 485-3301  
*Attorney for Defendant/Counter/Cross-*  
*claimant, SFR Investments Pool 1, LLC*

18           **ORDER**

19           IT IS SO ORDERED:

20           December 14, 2017

21           DATED

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UNITED STATE DISTRICT JUDGE