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8 *Attorneys for Plaintiff/Counter-Defendant, Wilmington Savings Fund Society, FSB, as Trustee*
 9 *for Stanwich Mortgage Loan Trust A*

10 **UNITED STATES DISTRICT COURT**
 11 **DISTRICT OF NEVADA**

12 WILMINGTON SAVINGS FUND SOCIETY,
 13 FSB, AS TRUSTEE FOR STANWICH
 14 MORTGAGE LOAN TRUST A,

15 Plaintiff,

16 vs.

17 SATICOY BAY LLC SERIES 9338
 18 WILDERNESS GLEN AVENUE;
 19 YELLOWSTONE HOMEOWNERS
 20 ASSOCIATION,

21 Defendants.

22 SATICOY BAY LLC SERIES 9338
 23 WILDERNESS GLEN AVENUE,

24 Counterclaimant,

25 vs.

26 WILMINGTON SAVINGS FUND SOCIETY,
 27 FSB, AS TRUSTEE FOR STANWICH
 28 MORTGAGE LOAN TRUST A,

Counter-Defendant.

Case No.: 2:17-cv-01775-JCM-BNW

**STIPULATION AND ORDER TO
 SUBSTITUTE REAL PARTY IN
 INTEREST AND AMEND CAPTION**

Plaintiff/Counter-Defendant, Edward Brown (“Brown”), as substituted party for
 Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A
 (“Wilmington”), and Defendant/Counterclaimant Saticoy Bay LLC Series 9338 Wilderness Glen

1 Avenue (“Saticoy”) (collectively, the “Parties”), by and through their counsel of record, by and
2 through their respective attorneys of records, hereby agree and stipulate as follows.

3 WHEREAS, on June 28, 2017, Wilmington filed Case No. 2:17-cv-01775-JCM-BNW
4 (“Action”) against Saticoy Bay LLC Series 9338 Wilderness Glen Avenue and Yellowstone
5 Homeowners Association, to quiet title to the Subject Property as to the Deed of Trust recorded in
6 the official records of the Clark County Recorder’s Office on October 14, 2005, as Instrument
7 No. 20051014-0003226 (“Subject Deed of Trust”);

8 WHEREAS, Bank of America, N.A. was the lender of the Subject Deed of Trust pursuant
9 to the terms thereunder;

10 WHEREAS, on or about March 29, 2014, Bank of America N.A. assigned the interest in
11 the Subject Deed of Trust to Christiana Trust, a division of Wilmington Savings Fund Society,
12 FSB, not in its individual capacity but as Trustee of ARLP Trust 3 via an Assignment of Deed of
13 Trust recorded in the official records of the Clark County Recorder’s Office on April 4, 2014, as
14 Instrument No 20140407-0000013;

15 WHEREAS, on or about December 31, 2015, Christiana Trust, a division of Wilmington
16 Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3 assigned
17 the interest in the Subject Deed of Trust to Wilmington Savings Fund Society, FSB, as Trustee for
18 Stanwich Mortgage Loan Trust A via an Assignment of Deed of Trust recorded in the official
19 records of the Clark County Recorder’s Office on August 16, 2017, as Instrument No. 20170816-
20 0000002.

21 WHEREAS, on or about June 21, 2022, Wilmington Savings Fund Society, FSB, as
22 Trustee for Stanwich Mortgage Loan Trust A assigned the interest in the Subject Deed of Trust to
23 Total Property Solutions, LLC via a Assignment of Deed of Trust recorded in the official records
24 of the Clark County Recorder’s Office on June 21, 2022, as Instrument No. 20220621-0001929.

25 WHEREAS, on or about June 21, 2022, Total Property Solutions, LLC assigned the interest
26 in the Subject Deed of Trust to RCG Note Partners, LLC via a Assignment of Deed of Trust
27 recorded in the official records of the Clark County Recorder’s Office on June 21, 2022, as
28 Instrument No. 20220621-0001931.

1 WHEREAS, on or about June 21, 2022, RCG Note Partners, LLC assigned the interest in
2 the Subject Deed of Trust to Scottsdale REI, LLC via a Assignment of Deed of Trust recorded in
3 the official records of the Clark County Recorder’s Office on June 21, 2022, as Instrument No.
4 20220621-0001932.

5 WHEREAS, on or about June 21, 2022, Scottsdale REI, LLC assigned the interest in the
6 Subject Deed of Trust to Edward Brown via a Assignment of Deed of Trust recorded in the official
7 records of the Clark County Recorder’s Office on June 21, 2022, as Instrument No. 20220621-
8 0001934.

9 WHEREAS, the parties, by and through their undersigned counsels of record, hereby
10 stipulate to substitute EDWARD BROWN as the Plaintiff/Counterdefendant in this action in the
11 place and stead of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR
12 STANWICH MORTGAGE LOAN TRUST A;

13 **IT IS SO STIPULATED.**

14 DATED this 6th day of July, 2022.

DATED this 6th day of July, 2022.

15 WRIGHT, FINLAY & ZAK, LLP

15 ROGER P. CROTEAU & ASSOCIATES,
16 LTD

17 /s/ Robert A. Riether
18 Robert Riether Esq.
18 Nevada Bar No. 12076
19 *Attorneys for Plaintiff/Counter-Defendant,*
20 *Wilmington Savings Fund Society, FSB, as*
Trustee for Stanwich Mortgage Loan Trust A

/s/ Christopher L. Benner
Christopher L. Benner, Esq.
Nevada Bar No. 8963
Attorneys for Defendant/Counterclaimant
Saticoy Bay LLC Series 9338 Wilderness
Glen Avenue

23 **IT IS SO ORDERED**

24 **DATED:** 10:17 am, July 07, 2022

25 

26 **BRENDA WEKSLER**
27 **UNITED STATES MAGISTRATE JUDGE**
28