

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

8 **UNITED STATES DISTRICT COURT**

9 **DISTRICT OF NEVADA**

10 DEUTSCHE BANK NATIONAL TRUST  
 11 COMPANY, AS TRUSTEE FOR FFMLT  
 12 TRUST 2005-FF8, MORTGAGE PASS-  
 THROUGH CERTIFICATES, SERIES 2005-  
 13 FF8, a national bank,

Case No. 2:18-cv-00597-JCM-VCF

**JUDGMENT BY DEFAULT AGAINST  
 UNITED GUARANTY RESIDENTIAL  
 INSURANCE COMPANY OF NORTH  
 CAROLINA**

14 Plaintiff,

15 vs.

16 SFR INVESTMENTS POOL 1, LLC, a  
 Nevada limited liability company; SPRINGS  
 17 AT CENTENNIAL RANCH HOMEOWNERS  
 ASSOCIATION, a Nevada non-profit co-op  
 18 corporation.

19 SFR INVESTMENTS POOL 1, LLC, a  
 20 Nevada limited liability company,

21 Counter/Cross Claimant,

22 vs.

23 DEUTSCHE BANK NATIONAL TRUST  
 24 COMPANY, AS TRUSTEE FOR FFMLT  
 TRUST 2005-FF8, MORTGAGE PASS-  
 25 THROUGH CERTIFICATES, SERIES 2005-  
 FF8; UNITED GUARANTY RESIDENTIAL  
 26 INSURANCE COMPANY OF NORTH  
 CAROLINA; LESLIE L. WRIGHT, an  
 27 individual; DONNA C. GENTRY, an  
 28 individual,

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

Counter/Cross Defendants.

**JUDGMENT BY DEFAULT AGAINST UNITED GUARANTY  
RESIDENTIAL INSURANCE COMPANY OF NORTH CAROLINA**

This matter came before the Court on SFR Investments Pool 1, LLC’s (“SFR”) Motion for Judgment by Default against United Guaranty Residential Insurance Company of North Carolina (“United” or “Cross-Defendant”). Having considered the motion, including the declarations attached thereto, the Court makes the following findings of fact and conclusions of law:

1. On January 4, 2019, SFR filed a Cross-Complaint [ECF No. 28] for quiet title and injunctive relief against United, relating to real property located at **1013 Echo Beach Avenue, N. Las Vegas, Nevada 89086; Parcel No. 124-23-413-038** (“the Property”).

2. United failed to answer the complaint within the 21-day time limit set forth in FRCP 12. The Clerk of the Court appropriately entered a default against United on March 12, 2019.

3. SFR submitted credible evidence in support of its motion in the form of documents obtained from the Official Records of the Clark County Recorder and declarations made under penalty of perjury that demonstrate prima facie grounds sufficient to enter default judgment against United.


NOW, THEREFORE, pursuant to FRCP 55(b)(2), having considered the evidence and made the foregoing findings of fact and conclusions of law, and finding good cause,

IT IS ORDERED, ADJUDGED AND DECREED that United, any successors and assigns, have no right, title or interest in the Property and that SFR is the rightful title owner.

...  
...  
...

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

1 IT IS FURTHER ORDERED that this judgment does not adjudicate SFR’s claims against,  
2 or the defenses of, any other party to this case.

3  
4   
5 UNITED STATES DISTRICT COURT JUDGE  
6 Dated: September 10, 2020

7 *Respectfully submitted by:*  
8 **KIM GILBERT EBRON**  
9 */s/ Jason G. Martinez*  
10 JASON G. MARTINEZ, ESQ.  
11 Nevada Bar No. 13375  
12 7625 Dean Martin Dr., Ste. 110  
13 Las Vegas, NV 89139  
14 *Attorneys for SFR Investments Pool 1, LLC*

15 DATED this 22<sup>nd</sup> day of July, 2020.

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