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6 *Attorneys for Defendant Mortgage*  
 7 *Electronic Registration Systems, Inc.*

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

10 TROY P. REGAS,

Case: 3:10-cv-00366-RCJ-VPC

11 Plaintiff,

12 vs.

13 FREMONT INVESTMENTS & LOAN, a  
 California corporation; WESTERN  
 14 NATIONAL TITLE INSURANCE  
 COMPANY; MORTGAGE ELECTRONIC  
 15 REGISTRATION SYSTEMS INC. [MERS], a  
 Delaware corporation; TICOR TITLE-RENO  
 16 aka TICOR TITLE OF NEVADA; QUALITY  
 LOAN SERVICE CORP.; WILSHIRE  
 17 CREDIT CORPORATION; LSI TITLE  
 COMPANY aka LSI TITLE AGENCY INC.;  
 18 DANA CAPITAL; GREGGORY LAWSON,  
 individually; et al.,

**ORDER CANCELING LIS PENDENS**

19 Defendants.  
 20

21 This Court granted Mortgage Electronic Registration Systems, Inc.’s Motion to Dismiss  
 22 Amended Complaint on December 14, 2010 [Dkt. 43].

23 Defendant further requests that the lis pendens currently recorded against the subject  
 24 property by Plaintiff Troy P. Regas be canceled.

25 The Court finds that Plaintiff recorded a Notice of Pendency of Action (“Lis Pendens”)  
 26 on or about May 5, 2010, in the real property records maintained by the Washoe County  
 27 Recorder. A copy of the Lis Pendens is attached hereto as Exhibit “A.”

28

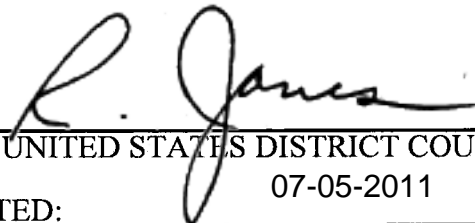
1 UPON CONSIDERATION of Defendant's request to cancel the Lis Pendens, and good  
2 cause appearing therefore, the Court hereby grants Defendant its requested relief and rules as  
3 follows:

4 1. IT IS FURTHER ORDERED, ADJUDGED, and DECREED that the Lis Pendens  
5 is hereby cancelled, released, and expunged; and

6 2. IT IS FURTHER ORDERED, ADJUDGED and DECREED that this order  
7 canceling the Lis Pendens has the same effect as an expungement of the original Lis Pendens;  
8 and


9 3. IT IS FURTHER ORDERED, ADJUDGED and DECREED that Defendant  
10 record a properly certified copy of this cancellation order in the real property records of Washoe  
11 County Recorder within a reasonable amount of time from the date of this order's issue.

12  
13 IT IS SO ORDERED.

14  
15 By   
16 UNITED STATES DISTRICT COURT JUDGE  
17 DATED: 07-05-2011

18  
19  
20 submitted by:

21 LEWIS AND ROCA LLP

22  
23   
24 By: \_\_\_\_\_  
25 J. CHRISTOPHER JORGENSEN, ESQ.  
26 SCOTT S. HOFFMANN, ESQ.  
27 3993 Howard Hughes Pkwy., Ste. 600  
28 Las Vegas, NV 89169

Attorneys for Defendant

EXHIBIT "A"

EXHIBIT "A"

15

**COPY** - has not been compared  
With the Original Document - WCR

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**FILED**  
2010 MAY -5 PM 2:27  
HOWARD W. CONYERS  
D. Jaramila  
BY \_\_\_\_\_  
DEPUTY

Code No. \_\_\_\_\_  
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State Bar # 00694  
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Attorney for Plaintiff

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF WASHOE

TROY P. REGAS

*Plaintiff,*

vs.

FREMONT INVESTMENTS & LOAN, a  
California Corporation; WESTERN NATIONAL  
TITLE INSURANCE COMPANY; MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS  
INC. [MERS] a Delaware Corporation; TICOR  
TITLE-RENO aka TICOR TITLE OF NEVADA;  
QUALITY LOAN SERVICE CORP; WILSHIRE  
CREDIT CORPORATION; LSI TITLE  
COMPANY; LSI TITLE AGENCY INC; DANA  
CAPITAL; GREGGORY LAWSON, individually;  
BAC HOME LOAN SERVICING, LP; and  
DOES 1-25 CORPORATIONS, DOES and  
ROES 1-25 Individuals, Partnerships, or  
anyone claiming any interest to the property  
described in the action.

*Defendants.*

CV10 01347

CASE NO: \_\_\_\_\_

DEPT NO: 4

# 3878342  
05/05/2010 03:13:32 PM  
Requested By  
RICK LAWTON  
Washoe County Recorder  
Kathryn L. Burke - Recorder  
Fee: \$18.00 RPTT: \$0.00  
Page 1 of 5

**CONFORMED COPY**

NOTICE BY PLAINTIFF

OF PENDENCY OF ACTION

NOTICE IS HEREBY GIVEN that an action has been commenced  
TO QUIET TITLE in the above-entitled Court by the above-named Plaintiff against the  
above-named Defendants to Quiet the Title for the premises and real estate in the

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FAX: 775-867-2559

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Complaint in said action, and hereinafter described, and to determine all and every claim, estate or interest therein of said Defendants, adverse to said Plaintiffs, and the premises affected by this suit are situated in the County of Washoe, State of Nevada, and are more particularly described as follows:

The action pertains to the following described property:

8080 TRES ARROYOS CT., SPARKS, NV 89436

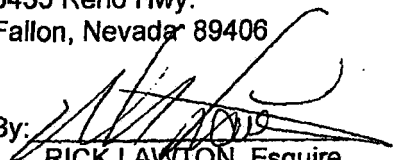
ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SPARKS, COUNTY OF WASHOE, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 918 OF CIMARRON UNIT NINE, PHASE ONE, ACCORDING TO THE MAP THEREOF NO. 3763, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON OCTOBER 12, 1999 AS DOCUMENT NO. 2388678 OF OFFICIAL RECORDS.

APN: 524-331-09

DATED: This 5<sup>th</sup> day of May, 2010

RICK LAWTON, ESQUIRE  
Attorney at Law  
5435 Reno Hwy.  
Fallon, Nevada 89406

By:   
RICK LAWTON, Esquire

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF WASHOE

AFFIRMATION  
Pursuant to NRS 239B.030

The undersigned does hereby affirm that the preceding document,

NOTICE BY PLAINTIFF  
OF PENDENCY OF ACTION

Filed in Case No.: \_\_\_\_\_

Document does not contain the social security number of any person

- OR -

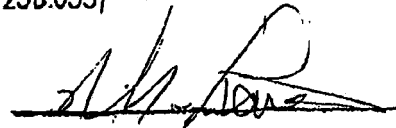
Document contains the social security number of a person as required by:

A specific State or Federal law, wit:

\_\_\_\_\_  
(state specific State or Federal law)

Confidential Family Court Information Sheet  
(NRS 125.130, NRS 125.230 and NRS 125B.055)

Date: 5/5/10 <sup>2010</sup>/<sub>2009</sub>



Rick Lawton, Esq

Attorney for: PLAINTIFF