

1 2009. (See Notice of Default (“NOD”) 1, July 20, 2009, ECF No. 5-2, at 38). National Default
2 Servicing Corp. (“NDSC”), as agent or Select Portfolio Servicing (“SPS”), f.k.a. Fairbanks
3 Capital Corp., filed the NOD (See *id.* 2). SPS, as agent for DLJ Mortgage Capital, Inc. (“DLJ”),
4 substituted NDSC for First American on August 11, 2009, after NDSC filed the NOD. (See
5 Substitution of Trustee, Aug. 11, 2009, ECF No. 5-3, at 5). This indicates a statutorily defective
6 foreclosure. See Nev. Rev. Stat. § 107.080(2)(c). The Property was sold on June 8, 2010.
7 (See Trustee’s Deed 2, June 9, 2010, ECF No. 5-3, at 15). NDSC had obtained a certificate from
8 the Nevada Foreclosure Mediation Program indicating no request was made or the grantor
9 waived mediation. (See Certificate, Nov. 9, 2009, ECF No. 5-3, at 7).

10 MERS purported to transfer “all beneficial interest under [the DOT]” to DLJ on August
11 13, 2009. (See Assignment of DOT, Aug. 14, 2009, ECF No. 5-3, at 2). Regardless of the
12 language in the DOT, MERS is not in fact the beneficiary because it does not own the debt.
13 MERS also does not have the ability to transfer the interest in the loan without more evidence of
14 its agency on behalf of Home123 in this regard than being named as nominee on the DOT. In
15 other words, based on the evidence produced, the DOT remains with Home123 at this point, or
16 with whatever entity currently holds the note, by operation of law. DLJ probably has a worthless
17 piece of paper, because it has an “assigned” deed of trust without having had the note that the
18 deed of trust secures negotiated to it. See *Rodney v. Ariz. Bank*, 836 P.2d 434, 436 (Ariz. App.
19 1992) (quoting *Hill v. Favour*, 52 Ariz. 561, 568 (1938)); *Ord v. McKee*, 5 Cal. 515, 515 (1855)
20 (“A mortgage is a mere incident to the debt which it secures, and follows the transfer of the note
21 with the full effect of a regular assignment.”). MERS purported in the “Assignment of Deed of
22 Trust” to transfer the “beneficial interest” to DLJ for value, which would in fact give DLJ the
23 right to enforce the note even without negotiation, see Nev. Rev. Stat. § 104.3203(2), but MERS
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1 likely did not have the ability to make such a transfer.² The foreclosure may have been
2 statutorily invalid because NDSC filed the NOD, and although it had been substituted as trustee,
3 it was substituted in by DLJ, which may not have had the beneficial interest because MERS was
4 not able to transfer it to DLJ by merely purporting to assign the deed of trust. Furthermore, DLJ
5 did not even purport to substitute NDSC as trustee until August 11, 2009, three weeks *after*
6 NDSC had already filed the NOD, and MERS did not even purport to transfer the beneficial
7 interest in the loan from Home123 to DLJ until August 13, 2009, two days *after* DLJ purported
8 to substitute NDSC as trustee. In summary, it appears that NDSC filed the NOD, then DLJ
9 substituted NDSC as trustee, then MERS transferred the beneficial interest in the loan to DLJ.
10 This is perfectly backwards.

11 II. ANALYSIS

12 The Court denies the motion to remand, as there is diversity jurisdiction. The only non-
13 diverse Defendant is Rhonda L. Johnson, who is fraudulently joined because she is not alleged to
14 have had any hand in the origination or servicing of the loan, but was only an escrow officer.
15 Nor is she alleged to have had any hand in the foreclosure process. Also, doe defendants are
16 ignored for the purposes of diversity. 28 U.S.C. § 1441(a) (“For purposes of removal under this
17 chapter, the citizenship of defendants sued under fictitious names shall be disregarded.”); *Cripps*
18 *v. Life Ins. Co. of Am.*, 980 F.2d 1261, 1266 (9th Cir. 1992) (citing *id.*); *Bryant v. Ford Motor*
19 *Co. (Bryant II)*, 886 F.2d 1526, 1528 (9th Cir. 1989) (citing *id.*) (“Congress obviously reached
20 the conclusion that doe defendants should not defeat diversity jurisdiction.”), *cert. denied*, 493
21 U.S. 1076 (1990). The 1988 amendment to § 1441(a) that established the current rule overruled
22 the Ninth Circuit’s 1987 ruling in *Bryant I. Cripps*, 980 F.2d at 1266 & n.5 (citing *Bryant v.*

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24 ²Defendants could cure this defect via an affidavit from Home123 indicating that
25 Home123 specifically commanded MERS to transfer Home123’s interest in the note to DLJ, or
that MERS’ agency for Home123 extended this far as a general matter.

1 *Ford Motor Co. (Bryant I)*, 832 F.2d 1080, 1082–83 (9th Cir. 1987) (en banc)).

2 Next, the subject matter of the lawsuit is the \$150,300 loan and the property securing it.
3 The loan is in default and in fact the property has been sold. Plaintiff seeks to invalidate the
4 completed transfer of the property and also to prevent any future foreclosure. If Plaintiff were to
5 win all his claims as pled, Defendants would lose more than \$75,000 in property and potentially
6 be left with no security interest in the property. The amount-in-controversy requirement is
7 satisfied.

8 Furthermore, rather than responding to the motions to dismiss, Plaintiff's counsel, as he
9 typically does in these cases, has filed a "Notice of Intent to Withhold Response to Motion to
10 Dismiss Pending Ruling on Motion to Remand to State Court." This constitutes consent to
11 granting the motions. Local R. Civ. Prac. 7-2(d). Counsel has no authority to institute a partial
12 stay of a case unilaterally, which is what these notices essentially purport to do. And the
13 requirement to file an opposition is not a "burden" imposed by a potentially improper removal,
14 as counsel has argued in other similar cases, because Defendants surely would have filed the
15 same motions to dismiss had the case not been removed. In fact, Plaintiff would only have had
16 ten (10) days to respond to those motions in state court before failure to respond constituted
17 consent to granting the motions, whereas he had fifteen (15) days to respond in this Court.
18 *Compare* Nev. Dist. Ct. R. 13(3), *with* Local R. Civ. Prac. 7-2(b). Removal therefore had the
19 effect of giving Plaintiff an additional five days to respond to these inevitable motions to
20 dismiss, in addition to the delay in Defendants' filing of the motions created by the removal
21 process itself. There is simply no legitimate excuse for failing to respond. In addition to
22 constituting consent to grant the motions to dismiss under Local Rule 7-2(d), this willful failure
23 to respond to dispositive motions might violate Nevada Rule of Professional Conduct 1.1, which
24 requires competent representation. In any case, the affirmative causes of action pled are without
25 merit. The only claim surviving dismissal is for injunctive relief due to statutorily defective

1 foreclosure.

2 **CONCLUSION**

3 IT IS HEREBY ORDERED that the Motion to Remand (ECF No. 3) is DENIED.

4 IT IS FURTHER ORDERED that the Motion to Dismiss, or in the Alternative, for
5 Summary Judgment, and to Expunge Lis Pendens (ECF No. 5) is GRANTED in part and
6 DENIED in part. All claims are dismissed except the claim for injunctive relief due to
7 statutorily defective foreclosure, and the Court will not expunge the lis pendens at this time.

8 IT IS FURTHER ORDERED that Defendants will not transfer or lease the Property or
9 take any action to evict Plaintiff or his tenants, if any, from the Property for one-hundred (100)
10 days. During this period, Plaintiff will make full, regular monthly payments under the note
11 every thirty (30) days, with the first payment due ten (10) days after the date of this order. The
12 amount of each payment will be according to the monthly payment as of the date of the NOD.
13 Failure to make monthly payments during the injunction period will result in a lifting of the
14 injunction. Plaintiff need not pay late fees or cure the entire amount of past default at this time
15 but may be required in equity to cure the entire past default as a condition of any future
16 permanent injunction voiding the trustee's sale.

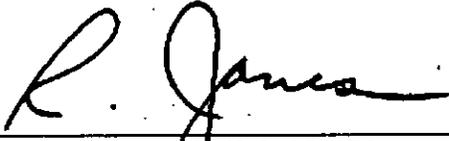
17 IT IS FURTHER ORDERED that during the injunction period the parties will engage in
18 the state Foreclosure Mediation Program, if available. If not available, Defendants will conduct
19 a private mediation with Plaintiff in good faith. The beneficiary must send a representative to
20 the mediation with actual authority to modify the note, although actual modification is not
21 required. Plaintiff will provide requested information to Defendants in advance of the mediation
22 in good faith.

23 IT IS FURTHER ORDERED that Plaintiff will enter into the record within ten (10) days
24 an affidavit accounting for any and all rents collected from the Property since the date of his last
25 full mortgage payment.

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IT IS SO ORDERED.

Dated this 19th day of January, 2011.



ROBERT C. JONES
United States District Judge