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 N.A., successor by merger to BAC Home  
 8 Loans Servicing, LP f/k/a Countrywide  
 Home Loans Servicing LP  
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**UNITED STATES DISTRICT COURT**

**DISTRICT OF NEVADA**

11 BANK OF AMERICA, N.A., SUCCESSOR BY  
 12 MERGER TO BAC HOME LOANS  
 13 SERVICING, LP, F/K/A COUNTRYWIDE  
 HOME LOANS SERVICING LP,

Case No.: 3:16-cv-00183-MMD-CBC

**STIPULATION AND ORDER  
 DISMISSING CLAIMS AGAINST  
 SOUTHWEST MEADOWS**

14 Plaintiff,

15 vs.

16 SOUTHWEST MEADOWS; LVDG LLC A/K/A  
 17 LVDG LLC SERIES 1101; THUNDER  
 18 PROPERTIES, INC.; ALESSI & KOENIG,  
 LLC,

19 Defendants

20 Plaintiff Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP  
 21 f/k/a Countrywide Home Loans Servicing LP (**BANA**) and defendant Southwest Meadows stipulate  
 22 as follows:

23 1. This matter relates to real property located at 1737 Olive Branch Court, Fernley,  
 24 Nevada 89408, APN No. 022-311-15 (the **property**). The property is more specifically described  
 25 as: LOT 118, AS SHOWN ON THE OFFICIAL SUBDIVISION PLAT OF ROYAL OAKS  
 26 ESTATES, PHASE 11, UNITS 2 & 3, FILED IN THE OFFICE OF THE COUNTY RECORDER  
 27 OF LYON COUNTY, NEVADA, ON JUNE 20, 2005, AS DOCUMENT NO. 354122, OFFICIAL  
 28 RECORDS.

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1           2.       BANA is the servicer and beneficiary of record of a deed of trust encumbering the  
2 property dated March 5, 2007 and recorded with the Lyon County Recorder on March 7, 2007, as  
3 Instrument No. 401986 (the **deed of trust**).

4           3.       Southwest Meadows recorded a trustee's deed upon sale with the Lyon County  
5 Recorder on June 18, 2014, as Instrument No. 522393 (the **HOA foreclosure deed**), reflecting it  
6 purchased the property at its own foreclosure sale of the property held on October 11, 2013 (the  
7 **HOA foreclosure sale**) conducted pursuant to NRS chapter 116 et seq.

8           4.       BANA and Southwest Meadows have entered into a confidential settlement  
9 agreement in which they have settled all claims between them in this case.

10          5.       Among other things, Southwest Meadows disclaims all right, title and interest in the  
11 property as a result of the HOA foreclosure sale and HOA foreclosure deed.

12          6.       All claims asserted by BANA against Southwest Meadows in this litigation shall be  
13 dismissed with prejudice.

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