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10 Attorneys for Cross-Defendants Mortgage Electronic Registration Systems, Inc., Ocwen Loan
 11 Servicing, LLC and GMAC Mortgage, LLC

12 **UNITED STATES DISTRICT COURT**
 13 **DISTRICT OF NEVADA**

14 CHAMPERY RENTAL REO, LLC,
 15
 16 Plaintiff,
 17 vs.

Case No.: 3:17-cv-00162-MMD-WGC

18 UNKNOWN HEIRS OF RAE NOLA
 19 EDWARDS; FEDERAL NATIONAL
 20 MORTGAGE ASSOCIATION; QUALITY
 21 LOAN SERVICE CORPORATION; KERN &
 22 ASSOCIATES, LTD.; SPRINGLAND
 23 VILLAGE HOMEOWNERS ASSOCIATION;
 24 All other persons unknown claiming any right,
 25 title, estate, lien or interest in the real property
 26 described in the Complaint adverse to Plaintiff's
 27 ownership, or any cloud upon Plaintiff's title
 28 thereto; DOES I through V; and ROE
 Corporations I through V,

STIPULATION AND ORDER FOR
(1) DISCLAIMER OF INTEREST
AND
(2) DISMISSAL OF CROSS-CLAIM
AGAINST MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC., OCWEN LOAN
SERVICING, LLC AND GMAC
MORTGAGE, LLC

Defendants.
 FEDERAL NATIONAL MORTGAGE
 ASSOCIATION;

Counterclaimant,
 vs.
 CHAMPERY RENTAL REO, LLC;
 Counter-Defendant.

SPRINGLAND VILLAGE HOMEOWNERS

1 ASSOCIATION;

2 Counterclaimant,

3 vs.

4 CHAMPERY RENTAL REO, LLC;

5 Counter-Defendant.

6 SPRINGLAND VILLAGE HOMEOWNERS
7 ASSOCIATION;

8 Cross-claimant,

9 vs.

10 UNKNOWN HEIRS OF RAE NOLA
11 EDWARDS; FEDERAL NATIONAL
12 MORTGAGE ASSOCIATION; QUALITY
13 LOAN SERVICE CORPORATION; ALL
14 OTHER PERSONS UNKNOWN CLAIMING
15 ANY RIGHT, TITLE, ESTATE, LIEN OR
16 INTEREST IN THE REAL PROPERTY
17 DESCRIBED IN THE COMPLAINT
18 ADVERSE TO PLAINTIFF'S OWNERSHIP,
19 OR ANY CLOUD UPON PLAINTIFF'S
20 TITLE THERETO; GMAC MORTGAGE,
21 LLC; MORTGAGE ELECTRONIC
22 SYSTEMS, INC.; OCWEN LOAN
23 SERVICING, LLC; HOLLYVALE RENTAL
24 HOLDINGS, LLC; CHAMPERY REAL
ESTATE 2015, LLC; HOLLYVALE RENTAL
HOLDINGS 2015, LLC; HOLLYVALE
RENTAL HOLDINGS, LLC; ALL THOSE
CLAIMING AN INTEREST IN 2614 SUMMY
SLOPE DIRVE #3, SPARKS, NV 89434;
DOES I through V; and ROE Corporations I
through V;

24 Cross-Defendants.

25 Cross-claimant, Springland Village Homeowners Association (hereinafter the "HOA"),
26 by and through its counsel of record, Gayle A. Kern, Esq. and Karen M. Ayarbe, Esq., of the law
27 firm Kern & Associates, Ltd.; and Cross-Defendants Mortgage Electronic Registration Systems,
28 Inc. ("MERS"), Ocwen Loan Servicing, LLC ("Ocwen") and GMAC Mortgage, LLC

1 (“GMAC”) by and through their counsel of record, Dana J. Nitz, Esq. and Christina V. Miller,
2 Esq. of the law firm of Wright, Finlay & Zak, LLP; hereby stipulate and agree as follows:

3 WHEREAS the above-captioned action concerns the real property located at 2614 Sunny
4 Slope Drive, #3, Sparks, Nevada 89434 and described in the HOA’s Counterclaim and Cross-
5 Claim in Interpleader [ECF No. 82] at ¶2 (the “Property”);

6 WHEREAS the HOA filed its Counterclaim and Cross-Claim in Interpleader on March 9,
7 2018 [ECF No. 82], concerning excess proceeds resulting from the HOA’s non-judicial
8 foreclosure of its lien for unpaid assessments against the Property (“Excess Proceeds”);

9 IT IS HEREBY STIPULATED AND AGREED that, pursuant to NRS 120.230, MERS,
10 Ocwen and GMAC hereby disclaim any and all right, title, or interest in or to any or all of the
11 Excess Proceeds and Property, or in any award from the Excess Proceeds to MERS, Ocwen or
12 GMAC which may be ordered by the Court.

13 IT IS FURTHER STIPULATED AND ADGREED that MERS, Ocwen and GMAC are
14 hereby dismissed with prejudice, with each party to bear its own fees and costs.

15 IT IS SO STIPULATED AND AGREED.

16 DATED this 22nd day of May, 2018.
17 WRIGHT, FINLAY & ZAK, LLP

DATED this 22nd day of May, 2018.
KERN & ASSOCIATES, LTD.

18 /s/ Christina V. Miller
19 Dana Jonathon Nitz, Esq.
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21 Christina V. Miller, Esq.
22 Nevada Bar No. 12448
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25 Attorneys for Cross-Defendants, Mortgage
26 Electronic Registration Systems, Inc. , Ocwen
27 Loan Servicing, LLC and GMAC Mortgage, LLC

/s/ Karen M. Ayarbe
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28 **IT IS SO ORDERED.**

DATED this 22nd day of May , 2018.



DISTRICT COURT JUDGE