

1 John T. Steffen (4390)
 2 Matthew K. Schriever (10745)
 3 HUTCHISON & STEFFEN, PLLC
 4 10080 West Alta Drive, Suite 200
 5 Las Vegas, NV 89145
 6 Tel: (702) 385-2500
 7 Fax: (702) 385-2086
 8 mschriever@hutchlegal.com

9 Casey J. Nelson, Esq. (12259)
 10 Wedgewood, LLC
 11 2320 Potosi Street, Suite 130
 12 Las Vegas, Nevada 89146
 13 Telephone: (702) 305-9157
 14 Facsimile: (310) 730-5967
 15 E-mail: caseynelson@wedgewood-inc.com

16 *Attorneys for Plaintiff*

17 **UNITED STATES DISTRICT COURT**
 18 **DISTRICT OF NEVADA**

19 CHAMPERY RENTAL REO, LLC,
 20
 21 Plaintiff,

22 v.

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

Defendants,

AND RELATED ACTIONS.

CASE NO.: 3:17-cv-00162-MMD-WGC

**DEFAULT JUDGMENT AGAINST
 DEFENDANT UNKNOWN HEIRS OF
 RAE NOLA EDWARDS**

1 This matter came before the Court on Plaintiff's Renewed Motion For Default Judgment
2 Against Defendant Unknown Heirs Of Rae Nola Edwards. The Court having reviewed the papers and
3 pleadings on file herein, and for good cause appearing therefore,

4 THE COURT FINDS that RAE NOLA EDWARDS ("EDWARDS") formerly owned real
5 property commonly known as 2614 SUNNY SLOPE DRIVE, #3, SPARKS, NV 89434, APN 030-
6 328-11, and more specifically identified as:

8 PARCEL 1:

9 UNIT 3, IN BUILDING 12, OF SPRINGLAND VILLAGE UNIT NO. 1B (A
10 CONDOMINIUM SUBDIVISION), ACCORDING TO THE MAP THEREOF,
11 FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE
12 COUNTY, STATE OF NEVADA, ON MARCH 23, 1982, FILE NO. 786846,
13 TRACT MAP NO. 2038.

14 PARCEL 2:

15 AN UNDIVIDED 1/86TH INTEREST IN THE COMMON AREA OF
16 SPRINGLAND VILLAGE UNIT NO. 1B, (A CONDOMINIUM
17 SUBDIVISION), ACCORDING TO THE MAP THEREOF, FILED IN THE
18 OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF
19 NEVADA, ON MARCH 23, 1982.

20 (the "Subject Property").

21 THE COURT FURTHER FINDS that EDWARDS passed away on or about NOVEMBER 21,
22 2013 with no record of a will or probate action.

23 THE COURT FURTHER FINDS that on AUGUST 19, 2016, KERN & ASSOCIATES, LTD.
24 ("Trustee") for and on behalf of SPRINGLAND VILLAGE HOMEOWNERS ASSOCIATION
25 ("HOA") conducted a homeowners' association foreclosure sale on the Subject Property pursuant to
26 NRS 116 and its governing documents, wherein Plaintiff's predecessor-in-interest, HOLLYVALE
27 RENTAL HOLDINGS, LLC ("HOLLYVALE") purchased the Subject Property and became the owner
28 of the Subject Property.

1 THE COURT FURTHER FINDS that the foreclosure deed by which HOLLYVALE acquired
2 ownership of the Subject Property was recorded with the Washoe County Recorder on OCTOBER 25,
3 2016.

4 THE COURT FURTHER FINDS that the any interest of UNKNOWN HEIRS OF RAE NOLA
5 EDWARDS in the Subject Property was extinguished by the homeowners' association foreclosure sale
6 conducted by the HOA on AUGUST 19, 2016.

7 THE COURT FURTHER FINDS that the Plaintiff became the owner of the Subject Property
8 through a quitclaim deed which was recorded with the Washoe County Recorder on FEBRUARY 27,
9 2017 as DOC #4682809.

10 GOOD CAUSE APPEARING THEREFOR;

11 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that Plaintiff's Motion For
12 Default Judgment is GRANTED pursuant to FRCP 55(b).

13 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that judgment for declaratory
14 relief and to quiet title in the Subject Property shall be entered by the Court in favor of the Plaintiff and
15 against Defendant UNKNOWN HEIRS OF RAE NOLA EDWARDS consistent with the above
16 findings by the Court.

17 ///

18 ///

19 ///

1 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that CHAMPERY RENTAL
2 REO, LLC is vested with good, clear, marketable title to the Subject Property and that Defendant
3 UNKNOWN HEIRS OF RAE NOLA EDWARDS has no interest, right, or claim to the Subject Property
4 whatsoever.

5 IT IS SO ORDERED.

6 Dated this 4th day of October, 2018.

8
9
10 

FEDERAL COURT JUDGE

11 Submitted by:

12 HUTCHISON & STEFFEN, PLLC

13
14 /s/ Matthew K. Schriever

15 _____
16 John T. Steffen (4390)
17 Matthew K. Schriever (10745)
18 Peccole Professional Park
19 10080 West Alta Drive, Suite 200
20 Las Vegas, NV 89145
21 mschriever@hutchlegal.com

22
23
24
25
26
27
28 *Attorneys for Plaintiff*