



Champery Rental REO LLC v. Rae Nola Edwards et al

2018 | Cited 0 times | D. Nevada | May 22, 2018

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WRIGHT, FINLAY & ZAK, LLP Dana Jonathon Nitz, Esq. Nevada Bar No. 0050 Christina V. Miller, Esq. Nevada Bar No. 12448 7785 W. Sahara Ave., Suite 200 Las Vegas, Nevada 89117 (702) 475-7964; Fax: (702) 946-1345 cmiller@wrightlegal.net Attorneys for Cross-Defendants Mortgage Electronic Registration Systems, Inc., Ocwen Loan Servicing, LLC and GMAC Mortgage, LLC

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA CHAMPERY RENTAL REO, LLC,

Plaintiff, vs. UNKNOWN HEIRS OF RAE NOLA EDWARDS; FEDERAL NATIONAL MORTGAGE ASSOCIATION; QUALITY LOAN SERVICE CORPORATION; KERN & ASSOCIATES, LTD.; SPRINGLAND VILLAGE HOMEOWNERS ASSOCIATION; All other persons unknown claiming any right, title, estate, lien or interest in the real property

thereto; DOES I through V; and ROE Corporations I through V,

Defendants.

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION;

Counterclaimant, vs. CHAMPERY RENTAL REO, LLC;

Counter-Defendant. _____ SPRINGLAND VILLAGE
HOMEOWNERS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28



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ASSOCIATION;

Counterclaimant, vs. CHAMPERY RENTAL REO, LLC;

Counter-Defendant. _____ SPRINGLAND VILLAGE
HOMEOWNERS ASSOCIATION;

Cross-claimant, vs. UNKNOWN HEIRS OF RAE NOLA EDWARDS; FEDERAL NATIONAL MORTGAGE ASSOCIATION; QUALITY LOAN SERVICE CORPORATION; ALL OTHER PERSONS UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT TITLE THERETO; GMAC MORTGAGE,

LLC; MORTGAGE ELECTRONIC SYSTEMS, INC.; OCWEN LOAN SERVICING, LLC; HOLLYVALE RENTAL 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;

Cross-Defendants. Cross-claimant, , by and through its counsel of record, Gayle A. Kern, Esq. and Karen M. Ayarbe, Esq., of the law firm Kern & Associates, Ltd.; and Cross-Defendants Mortgage Electronic Registration Systems, Inc. (1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

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

WHEREAS the above-captioned action concerns the real property located at 2614 Sunny Slope Drive, #3, Sparks, Nevada 89434 and described in Counterclaim and Cross- Claim in Interpleader [ECF No. 82] at ¶2

WHEREAS the HOA filed its Counterclaim and Cross-Claim in Interpleader on March 9, 2018 [ECF No. 82] -judicial foreclosure of its lien for unpaid assessments against the Property ;

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

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



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IT IS SO STIPULATED AND AGREED. DATED this 22 nd

day of May, 2018. DATED this 22 nd

day of May, 2018. WRIGHT, FINLAY & ZAK, LLP KERN & ASSOCIATES, LTD. /s/ Christina V. Miller /s/ Karen M. Ayarbe Dana Jonathon Nitz, Esq. Gayle A. Kern, Esq. Nevada Bar No. 0050 Nevada Bar No. 1620 Christina V. Miller, Esq. Karen M. Ayarbe, Esq. Nevada Bar No. 12448 Nevada Bar No. 3358 7785 W. Sahara Ave., Suite 200 5421 Kietzke Lane, Suite 200 Las Vegas, Nevada 89117 Reno, Nevada 89511 Attorneys for Cross-Defendants, Mortgage Attorneys for Crossclaimant, Springland Electronic Registration Systems, Inc. , Ocwen Village Homeowners Association Loan Servicing, LLC and GMAC Mortgage, LLC

IT IS SO ORDERED. DATED this ___ day of _____, 2018.

_____ DISTRICT COURT JUDGE

