

**IN THE SUPREME COURT OF THE STATE OF NEVADA**

SFR INVESTMENTS POOL 1, LLC, A  
NEVADA LIMITED LIABILITY  
COMPANY; AND COPPER RIDGE  
COMMUNITY ASSOCIATION,

Appellants,

vs.

U.S. BANK, N.A., A NATIONAL BANKING  
ASSOCIATION AS TRUSTEE FOR THE  
CERTIFICATE HOLDERS OF WELLS  
FARGO ASSET SECURITIES  
CORPORATION, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-  
AR4; AND NV WEST SERVICING, LLC, A  
NEVADA LIMITED LIABILITY  
COMPANY, AS TRUSTEE FOR  
NASHVILLE TRUST 2270,

Respondents.

Case No. 74532

Electronically Filed

District Court No. 18 04:16 p.m.

A-13-678 Elizabeth A. Brown

A-13-687 Clerk of Supreme Court

**APPEAL**

**From the Eighth Judicial District Court  
The Honorable Joanna S. Kishner**

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**APPELLEE'S SUPPLEMENTAL APPENDIX VOL. II**

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Andrew M. Jacobs (Nevada Bar No. 12787)

Kelly H. Dove (Nevada Bar No. 10569)

Holly E. Cheong (Nevada Bar No. 11936)

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*Attorneys for Respondent U.S. Bank, N.A. a national banking  
association as Trustee for the Certificate Holders of Wells Fargo Asset  
Securities Corporation, Mortgage Pass-Through Certificates,  
Series 2006-AR4*

## ALPHABETICAL INDEX

<b><u>Document Name</u></b>	<b><u>Date Filed</u></b>	<b><u>Vol.</u></b>	<b><u>Page</u></b>
Application for Temporary Restraining Order on Order Shortening Time and Motion for Preliminary Injunction	03/27/2013	Vol. I	SAP001-SAP015
Complaint	09/16/2016	Vol. I	SAP025-SAP034
Initial Appearance Fee Disclosure (NRS Chapter 19)		Vol. I	SAP035-SAP036
Court Minutes re Plaintiff's Motion for Preliminary Injunction & Defendant Lucia Parks' Notice of Joinder in Plaintiff's Motion for Preliminary Injunction	05/17/2013	Vol. I	SAP016-SAP017
Notice of Entry of Order	06/11/2013	Vol. I	SAP018-SAP020
Order Denying Plaintiff's Motion for Preliminary Injunction, dated June 10, 2013		Vol. I	SAP021-SAP024
Stipulation and Order to Consolidate Case No. A-13-678814-C with A-13-688734-C	01/06/2015	Vol. I	SAP037-SAP041
U.S. Bank's Request for Judicial Notice	08/11/2016	Vol. I	SAP042-SAP046
Exhibit A – Deed of Trust, dated January 5, 2006		Vol. I	SAP047-SAP073
Exhibit B – Notice of Default and Election to Sell Under Deed of Trust, dated February 24, 2010		Vol. I	SAP074-SAP077
Exhibit C – Corporate Assignment of Deed of Trust, dated July 12, 2010		Vol. I	SAP078-SAP079

<b><u>Document Name</u></b>	<b><u>Date Filed</u></b>	<b><u>Vol.</u></b>	<b><u>Page</u></b>
Exhibit D - Notice of Trustee's Sale, dated July 12, 2010		Vol. I	SAP080-SAP084
Exhibit E – Voluntary Petition (U.S. Bankruptcy Court), dated August 23, 2010		Vol. I	SAP085-SAP104
Exhibit F – Notice of Delinquent Assessment Lien, dated May 24, 2012		Vol. I	SAP105-SAP106
Exhibit G – Notice of Default and Election to Sell Under Homeowners Association Lien, dated July 19, 2012		Vol. I	SAP107-SAP109
Exhibit H – Notice of Foreclosure Sale, dated February 5, 2013		Vol. I	SAP110-SAP112
Exhibit I – U.S. Bankruptcy Court, Central District of California (Santa Ana) Docket for Bankruptcy Petition No. 8:10-bk-21738-TA		Vol. I	SAP113-SAP150
Exhibit J – Foreclosure Deed, dated March 6, 2013		Vol. I	SAP151-SAP154
Exhibit K – Notice of Motion and Motion for Relief from the Automatic Stay Under 11 U.S.C. § 362 (with Supporting Declarations Regarding Property), dated July 2, 2012		Vol. I	SAP155-SAP236
Exhibit L – Order Granting Motion for Relief from the Automatic Stay Under 11 U.S.C. § 362 (with Supporting Declarations Regarding Property), dated August 7, 2012		Vol. II	SAP237-SAP243
Exhibit M – Notice of Trustee's Sale, dated March 11, 2013		Vol. II	SAP244-SAP247
Exhibit N – Notice of Lis Pendens, dated March 26, 2013		Vol. II	SAP248-SAP251

<b><u>Document Name</u></b>	<b><u>Date Filed</u></b>	<b><u>Vol.</u></b>	<b><u>Page</u></b>
Exhibit O – Trustee’s Deed Upon Sale, dated July 31, 2013		Vol. II	SAP252-SAP257

## **CERTIFICATE OF SERVICE**

I, the undersigned, declare under penalty of perjury, that I am over the age of eighteen (18) years, and I am not a party to, nor interested in, this action. On July 30, 2018, I caused to be served a true and correct copy of the foregoing **APPELLEE'S SUPPLEMENTAL APPENDIX** upon the following by the method indicated:

- ☐ **BY E-MAIL:** by transmitting via e-mail the document(s) listed above to the e-mail addresses set forth below and/or included on the Court's Service List for the above-referenced case.
- ☐ **BY OVERNIGHT MAIL:** by causing document(s) to be picked up by an overnight delivery service company for delivery to the addressee(s) on the next business day.
- ☐ **BY U.S. MAIL:** by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, in the United States mail at Las Vegas, Nevada addressed as set forth below:
- ☒ **BY ELECTRONIC SUBMISSION:** submitted to the above-entitled Court for electronic filing and service upon the Court's Service List for the above-referenced case.

/s/ Ruby Lengsavath  
An Employee of SNELL & WILMER L.L.P.

**EXHIBIT L**

**EXHIBIT L**

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address Todd S. Garan (SBN 236878) tgaran@piteduncan.com Matthew R. Clark (SBN 271054) mclark@piteduncan.com <b>PITE DUNCAN, LLP</b> 4375 Jutland Drive, Suite 200 P.O. Box 17933 San Diego, CA 92177-0933 Telephone: (858) 750-7600 Facsimile: (619) 590-1385</p> <p><input checked="" type="checkbox"/> Attorney for Movant(s) <input type="checkbox"/> Movant(s) appearing without an attorney</p>		<p>FOR COURT USE ONLY</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"><p><b>FILED &amp; ENTERED</b></p><p><b>AUG 07 2012</b></p><p>CLERK U.S. BANKRUPTCY COURT Central District of California BY daniels DEPUTY CLERK</p></div>	
<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b></p>			
<p>In re:</p> <p>RICHARD PARKS AND LUCY PARKS ,</p> <p style="text-align: right;">Debtor(s).</p>		<p>CASE NO.: 8:10-bk-21738-TA CHAPTER: 11</p>	
		<p><b>ORDER GRANTING MOTION FOR RELIEF FROM THE AUTOMATIC STAY UNDER 11 U.S.C. § 362 (REAL PROPERTY)</b></p>	
		<p>DATE: July 24, 2012 TIME: 10:30 A.M. CTRM: 5B</p>	
<p>Movant: US Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-AR4</p>			

1. The Motion was: ☐ Opposed ☒ Unopposed ☐ Settled by stipulation

2. The Motion affects the following real property (Property):

Street address: 2270 Nashville Avenue

Unit number: \_\_\_\_\_

City, state, zip code: Henderson, NV, 89052

Legal description or document recording number (including county of recording):  
20060105-0004275, CLARK County of Nevada

☐ See attached page.

3. The Motion is granted under: ☒ 11 U.S.C. § 362(d)(1) ☒ 11 U.S.C. § 362(d)(2) ☐ 11 U.S.C. § 362(d)(3)  
☐ 11 U.S.C. § 362(d)(4)
4. As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:
- a. ☒ Terminated as to Debtor and Debtor's bankruptcy estate.
  - b. ☐ Annulled retroactively to the date of the bankruptcy petition filing.
  - c. ☐ Modified or conditioned as set forth in Exhibit \_\_\_\_ to this Order.
5. ☒ Movant may enforce its remedies to foreclose upon and obtain possession of the Property in accordance with applicable nonbankruptcy law, but may not pursue any deficiency claim against the Debtor or property of the estate except by filing a Proof of Claim pursuant to 11 U.S.C. § 501.
6. Movant must not conduct a foreclosure sale before the following date (*specify*): \_\_\_\_\_
7. ☐ The stay shall remain in effect subject to the terms and conditions set forth in the Adequate Protection Attachment to this Order.
8. ☐ In chapter 13 cases, the trustee must not make any further payments on account of Movant's secured claim after entry of this Order. The secured portion of Movant's claim is deemed withdrawn upon entry of this Order without prejudice to Movant's right to file an amended unsecured claim for any deficiency. Absent a stipulation or order to the contrary, Movant must return to the trustee any payments received from the trustee on account of Movant's secured claim after entry of this Order.
9. ☐ The filing of the petition was part of a scheme to delay, hinder, and defraud creditors that involved either:
- ☐ transfer of all or part ownership of, or other interest in, the Property without the consent of the secured creditor or court approval.
  - ☐ multiple bankruptcy filings affecting the Property.

If recorded in compliance with applicable state law governing notices of interests or liens in the Property, this Order is binding and effective under 11 U.S.C. § 362(d)(4)(A) and (B) in any other bankruptcy case purporting to affect the Property filed not later than 2 years after the date of entry of this Order, except that a debtor in a subsequent bankruptcy case may move for relief from this Order based upon changed circumstances or for good cause shown, after notice and a hearing. Any federal, state or local governmental unit that accepts notices of interests or liens in real property shall accept any certified copy of this Order for indexing and recording.



10. This court further orders as follows:

- a. ☒ The 14-day stay as provided in FRBP 4001(a)(3) is waived.
- b. ☐ The provisions set forth in the Extraordinary Relief Attachment shall also apply (*attach Optional Form F 4001-10-ER*).
- c. ☐ See attached continuation page for additional provisions.

###

DATED: August 7, 2012



United States Bankruptcy Judge

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
4375 Jutland Drive, Suite 200  
P.O. Box 17933  
San Diego, CA 92177-0933

A true and correct copy of the foregoing document entitled: **ORDER GRANTING MOTION FOR RELIEF FROM THE AUTOMATIC STAY UNDER 11 U.S.C. § 362 (REAL PROPERTY)** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* \_\_\_\_\_, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

**2. SERVED BY UNITED STATES MAIL:** On *(date)* July 27, 2012 I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Theodor Albert  
U.S. Bankruptcy Court,  
411 West Fourth Street, Suite 5085  
Santa Ana, CA 92701-4593

Richard Parks  
Lucy Parks  
Post Office Box 7029  
Capistrano Beach, CA 92624

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* July 27, 2012 I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Charles Liu  
J Alexander Rhim  
Richard A Marshack

cliu@marshackhays.com  
arhim@buchalter.com  
rmarshack@marshackhays.com

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

July 27, 2012  
*Date*

Chris Guerrero  
*Printed Name*

/s/ CHRIS GUERRERO  
*Signature*

## NOTICE OF ENTERED ORDER AND SERVICE LIST

Notice is given by the court that a judgment or order entitled: **ORDER GRANTING MOTION FOR RELIEF FROM THE AUTOMATIC STAY UNDER 11 U.S.C. § 362 (REAL PROPERTY)** was entered on the date indicated as "Entered" on the first page of this judgment or order and will be served in the manner stated below:

**1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)** – Pursuant to controlling General Orders and LBRs, the foregoing document was served on the following persons by the court via NEF and hyperlink to the judgment or order. As of (date) July 27, 2012 the following persons are currently on the Electronic Mail Notice List for this bankruptcy case or adversary proceeding to receive NEF transmission at the email addresses stated below.

Stephen P Arnot    steve.arnot@bullivant.com, nancy.andersen@greenemarkley.com  
Greg P Campbell    ecfcacb@piteduncan.com  
Deborah Conley    bkmail@prommis.com  
Ashleigh A Danker    adanker@kayescholer.com, dclow@kayescholer.com; dhernandez@kayescholer.com  
Melissa Davis    mdavis@shblp.com  
Daniel K Fujimoto    wdk@wolffirm.com  
Todd S Garan    ecfcacb@piteduncan.com  
Michael J Hauser    michael.hauser@usdoj.gov  
Christopher V Hawkins    Hawkins@shlaw.com,  
iriarte@sullivanhill.com; stein@sullivanhill.com; vidovich@sullivanhill.com  
John H Kim    jkim@cookseylaw.com  
Charles Liu    cliu@marshackhays.com, ecfmashackhays@gmail.com  
William Malcolm    bill@mclaw.org  
Richard A Marshack    rmarshack@marshackhays.com,  
lbergini@marshackhays.com; ecfmashackhays@gmail.com  
Elmer D Martin    elmermartin@gmail.com  
Christopher M McDermott    ecfcacb@piteduncan.com  
Casper J Rankin    ecfcacb@piteduncan.com  
J Alexandra Rhim    arhim@buchalter.com, smartin@buchalter.com  
Daniel S Roberts    daniel.roberts@bbklaw.com  
Timothy J Silverman    tim@sgsslaw.com  
Scott O Smith    ssmith@buchalter.com  
Eric J Testan    etestan@frankel-tennant.com  
United States Trustee (SA)    ustpregion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

**2. SERVED BY THE COURT VIA UNITED STATES MAIL:** A copy of this notice and a true copy of this judgment or order was sent by United States mail, first class, postage prepaid, to the following persons and/or entities at the addresses stated below:

Richard Parks  
POB 7029  
Capistrano Beach, CA 92624

☐ Service information continued on attached page

**3. TO BE SERVED BY THE LODGING PARTY:** Within 72 hours after receipt of a copy of this judgment or order which bears an "Entered" stamp, the party lodging the judgment or order will serve a complete copy bearing an "Entered" stamp

by United States mail, overnight mail, facsimile transmission or email and file a proof of service of the entered order on the following persons and/or entities at the addresses, facsimile transmission numbers, and/or email addresses stated below:

☐ Service information continued on attached page

**EXHIBIT M**

**EXHIBIT M**

Inst #: 201303110003086  
Fees: \$19.00  
N/C Fee: \$25.00  
03/11/2013 01:42:13 PM  
Receipt #: 1528516  
Requestor:  
LSI TITLE AGENCY INC.  
Recorded By: DXI Pgs: 3  
**DEBBIE CONWAY**  
CLARK COUNTY RECORDER

**RECORDING REQUESTED BY:**

**WHEN RECORDED MAIL TO:**

National Default Servicing Corporation  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

NDSC File No. : 10-40866-WFR-NV  
Title Order No. : 100126213  
APN No. : 178-19-712-012

**NOTICE OF TRUSTEE'S SALE**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/30/2005 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY; IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

Notice is hereby given that **National Default Servicing Corporation** as trustee (or successor trustee, or substituted trustee), pursuant to the Deed of Trust executed by **LUCIA PARKS, A MARRIED PERSON**, dated **12/30/2005** and recorded **01/05/2006** as Instrument No. **20060105-0004275** (or Book, Page) of the Official Records of **CLARK** County, State of **NV**, and pursuant to the Notice of Default and Election to Sell thereunder recorded **02/24/2010** as Instrument No. **201002240003380** (or Book , Page ) of said Official Records.

**Date and Time of Sale: 04/01/2013 at 10:00 A.M.**

**Place of Sale: At the front entrance to the Nevada Legal News 930 S. 4th St., Las Vegas, NV 89101**

Property will be sold at public auction, to the highest bidder for cash (in the forms which are lawful tender in the United States, payable in full at time of sale), all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described in Exhibit "A" attached hereto and made a part hereof.

The street address and other common designation, if any of the real property described above is purported to be:

**2270 NASHVILLE AVENUE  
HENDERSON, NV 89052**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publications of the Notice of Sale is **\$381,598.31**. The opening bid at the time of the sale may be more or less than this amount depending on the total indebtedness owed and /or the fair market of the property.

**BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.**

Page 2

Notice of Trustee's Sale

NDSC File No. : 10-40866-WFR-NV

In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right.

Said sale will be made, in an "as is" condition, without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid balance of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The lender is unable to validate the condition, defects or disclosure issues of said property and Buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing said receipt.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Date: 03/08/2013

National Default Servicing Corporation

7720 N. 16<sup>th</sup> Street, Suite 300

Phoenix, AZ 85020

602-264-6101

Sales Line : 714-730-2727 Sales Website: [www.ndscorp.com/sales](http://www.ndscorp.com/sales)

By:



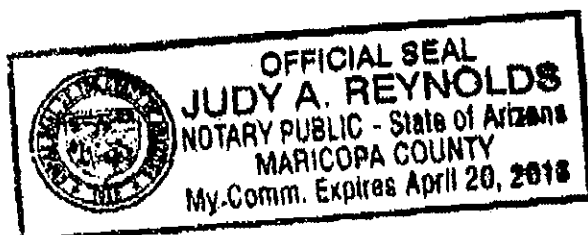
Nichole Alford, Trustee Sales Representative

State of: Arizona

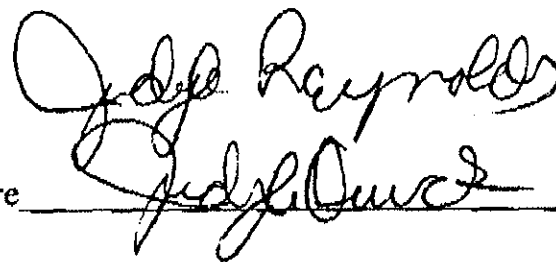
County of: Maricopa

On 3/8, 2013, before me, the undersigned, a Notary Public for said State, personally appeared Nichole Alford personally known to me be (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,



Signature



**Exhibit A**

**NDSC Notice of Sale Addendum**

**NDSC No.** : 10-40866-WFR-NV  
**PROP. ADDRESS** : 2270 NASHVILLE AVENUE  
HENDERSON, NV 89052

**COUNTY** : CLARK

**LEGAL DESCRIPTION :**

LOT FIVE (5) IN BLOCK FIVE (5) OF FINAL MAP OF PARCEL 40, A COMMON INTEREST COMMUNITY, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 71 OF PLATS, PAGE 68, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND AS AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED DECEMBER 18, 1996 AS INSTRUMENT/FILE NO. 959 IN BOOK 961218 AND AS SHOWN ON THE AMENDED FINAL MAP OF A PORTION OF GREEN VALLEY RANCHO PARCEL 40, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 77 OF PLATS, PAGE 57, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.



**EXHIBIT N**

**EXHIBIT N**

7

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only  
and avoid printing in the 1" margins of document)

APN# 178-19-712-012  
\_\_\_\_\_

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>)

Inst #: 201303260004103  
Fees: \$19.00  
N/C Fee: \$0.00  
03/26/2013 04:55:37 PM  
Receipt #: 1549508  
Requestor:  
XPEDIENT RUNNER SERVICE INC  
Recorded By: ANI Pgs: 3  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

NOTICE OF LIS PENDENS  
\_\_\_\_\_  
\_\_\_\_\_

Document Title on cover page must appear EXACTLY as the first page of the  
document to be recorded.

**RECORDING REQUESTED BY:**

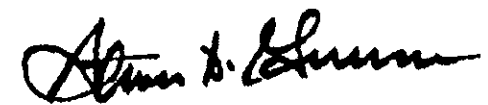
Howard Kim and Associates  
\_\_\_\_\_

RETURN TO: Name Howard Kim and Associates  
Address 400 N Stephanie St., Suite 160  
City/State/Zip Henderson, NV 89014

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_

This page provides additional information required by NRS 111.312 Sections 1-2.  
An additional recording fee of \$1.00 will apply.  
To print this document properly—do not use page scaling.



CLERK OF THE COURT

APN #: 178-19-712-012

LISP

HOWARD C. KIM, ESQ.

Nevada Bar No. 10386

E-mail: howard@hkimlaw.com

DIANA S. CLINE, ESQ.

Nevada Bar No. 10580

E-mail: diana@hkimlaw.com

VICTORIA L. HIGHTOWER, ESQ.

Nevada Bar No. 10897

E-mail: victoria@hkimlaw.com

HOWARD KIM & ASSOCIATES

400 N. Stephanie St, Suite 160

Henderson, Nevada 89014

Telephone: (702) 485-3300

Facsimile: (702) 485-3301

*Attorneys for Plaintiff*  
**DISTRICT COURT**

**CLARK COUNTY, NEVADA**

SFR INVESTMENTS POOL1, LLC a Nevada  
limited liability company,

Plaintiff,

vs.

US BANK, N.A., a national banking  
association as Trustee for the Certificate  
Holders of Wells Fargo Asset Securities  
Corporation, Mortgage Pass-Through  
Certificates, Series 2006-AR4, and LUCIA  
PARKS, an individual, DOES I through X;  
and ROE CORPORATIONS I through X,  
inclusive,

Defendants.

Case No.

Dept. No.

**NOTICE OF LIS PENDENS**

PLEASE TAKE NOTICE that the above-entitled action stating a real property claim as described in this notice, was commenced on March 22, 2013, in the above-named Court, located at 200 Lewis Avenue, Las Vegas, Nevada, 89101, by SFR INVESTMENTS POOL1, LLC against US BANK, N.A. ("US Bank") is a national banking association and Trustee for the Certificate Holders of Wells Fargo Asset Securities Corporation, Mortgage Pass-Through

**HOWARD KIM & ASSOCIATES**

400 N. STEPHANIE ST, SUITE 160

HENDERSON, NEVADA 89014

(702) 485-3300 FAX (702) 485-3301

**HOWARD KIM & ASSOCIATES**  
400 N. STEPHANIE ST., SUITE 160  
HENDERSON, NEVADA 89014  
(702) 485-3300 FAX (702) 485-3301

1 Certificates, Series 2006-AR4; LUCIA PARKS; DOES I-X, ROE CORPORATIONS I-X, and  
2 any and all persons unknown, claiming any right, title, estate, lien or interest in the real property  
3 described in the Complaint, adverse to Plaintiff's ownership or any cloud upon Plaintiff's title  
4 thereto.

5 The action is now pending in the above-named Court.

6 This action effects title to specific real property and the right to possession of specific  
7 real property situated in Clark County, Nevada, commonly known as 2270 Nashville Avenue,  
8 Henderson, NV 89052 legally described as follows:

9 **Lot 5, Block 5, of Green Valley Ranch Phase 3, Parcel 40, As Shown by Map**  
10 **Thereof on File in Book 71 of Plats, Page 68 in the Office of the County**  
**Recorder of Clark County Nevada**

11 and more particularly described as Clark County Assessor Parcel Number 178-19-712-012.

12 DATED March 22<sup>nd</sup>, 2013.

**HOWARD KIM & ASSOCIATES**

13 /s/ Diana S. Cline  
14 Howard C. Kim, Esq.  
15 Nevada Bar No. 10386  
16 Diana S. Cline, Esq.  
17 Nevada Bar No. 10580  
18 Victoria L. Hightower, Esq.  
19 Nevada Bar No. 10897  
20 400 N. Stephanie St., Suite 160  
21 Henderson, Nevada 89014  
22 Phone: (702) 485-3300  
23 Fax: (702) 485-3301

*Attorneys for Plaintiff*

**EXHIBIT O**

**EXHIBIT O**

Inst #: 201307310000944  
Fees: \$20.00 N/C Fee: \$0.00  
RPTT: \$869.55 Ex: #  
07/31/2013 08:56:41 AM  
Receipt #: 1714697  
Requestor:  
FIDELITY NATIONAL TITLE - T  
Recorded By: SAO Pgs: 5  
**DEBBIE CONWAY**  
CLARK COUNTY RECORDER

**RECORDING REQUESTED BY :**

**WHEN RECORDED MAIL TO :**  
NASHVILLE TRUST #2270, NV WEST  
SERVICING, LLC, AS TRUSTEE  
32392 S. COAST HWY #150  
LAGUNA BEACH, CA 92651

**FORWARD TAX STATEMENTS TO:**  
NASHVILLE TRUST #2270, NV WEST  
SERVICING, LLC, AS TRUSTEE  
32392 S. COAST HWY #150  
LAGUNA BEACH, CA 92651

NDSC File No. : 10-40866-WFR-NV  
Loan No. : 0061777934  
Title Order No. : 100126213

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APN: 178-19-712-012

**TRUSTEE'S DEED UPON SALE**

Transfer Tax : \$ **869.55**

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was **\$397,831.61**

The amount paid by the Grantee was **\$170,000.01**.

The property is in the city of **HENDERSON**, County of **CLARK**, State of **NV**.

**National Default Servicing Corporation, an Arizona Corporation**, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

NASHVILLE TRUST #2270, NV WEST SERVICING, LLC, AS TRUSTEE

herein called Grantee, the following described real property situated in **CLARK** County :

**LOT FIVE (5) IN BLOCK FIVE (5) OF FINAL MAP OF PARCEL 40, A COMMON INTEREST COMMUNITY, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 71 OF PLATS, PAGE 68, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND AS AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED DECEMBER 18, 1996 AS INSTRUMENT/FILE NO. 959 IN BOOK 961218 AND AS SHOWN ON THE AMENDED FINAL MAP OF A PORTION OF GREEN VALLEY RANCHO PARCEL 40, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 77 OF PLATS, PAGE 57, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.**

NDSC File Number: 10-40866-WFR-NV  
Trustee's Deed Upon Sale  
Page 2

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **LUCIA PARKS, A MARRIED PERSON**, as Trustor, recorded on **01/05/2006** as Instrument No. **20060105-0004275** (or Book, Page) of the Official Records of **CLARK** County, NV.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, mailing, posting, and publication of the Notice of Trustee's Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on **07/18/13** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$170,000.01**.

Dated: 07/25/13  
Corporation

National Default Servicing Corporation, an Arizona

By: *Teresa Mouldenhauer*  
Teresa Mouldenhauer, Trustee Sales Officer  
MOULDENHAUER

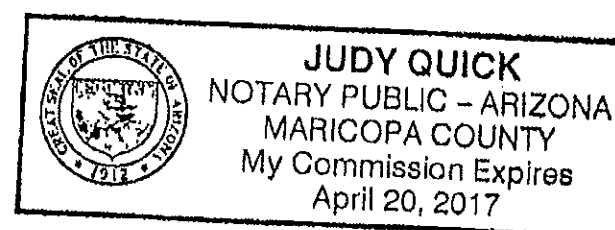
State of ARIZONA  
County of MARICOPA

On 7-25-2013 before me, the undersigned, a Notary Public for said State, personally appeared Teresa Mouldenhauer personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

*Judy Quick*



## ACCOMMODATION RECORDING INSTRUCTIONS

Date:

Accommodation File No.:

I/we, the undersigned, having a right or duty to cause the following referenced documents to be recorded, hand same to you solely for the purpose of delivering them to the office of the County Recorder of Clark County, Nevada, for recording, subject to any statutory requirements relative to recordings and such local rules, regulations and requirements as may then be in effect regarding documents tendered for recording.

I/we make no demand, have requested no service, nor have any expectation other than the delivery of said documents as set forth above.

I/we specifically acknowledge that you are NOT abstracting the documents for validity or correctness as to their preparation or execution and that NO representations or assurance are expressed or implied as to the legal effect of said documents.

I/we understand that delivery may be accomplished by a contract messenger or service, U.S. mail, private mail or parcel service or any combination of the above, and we hold you harmless in the event that the documents are lost, misplaced, misdirected, or delayed.


I/we understand that there are no charges for this service other than those levied by the County Recorder and charges which may be incurred by the Company in connection herewith, which charges I/we agree to pay.

(DESCRIBE DOCUMENTS BY TYPE OR TITLE AND PARTIES, AND ATTACH COPIES HERETO.)

1. Trustee's Deed
2. Declaration of Value
- 3.
- 4.



**NOTE:** As a condition of receiving these documents, it is required that the "When Recorded Mail To" block of said documents be completed with the name and address shown below and that said, address and telephone number be legibly set out so that the County Recorder may contact that party as to any matter affecting said documents.

  
By: Ronald Burns

Print Name: Ronald Burns  
Address: 3315 East Russell Road A4  
Las Vegas, NV 89120  
Telephone: n/a

Received: \_\_\_\_\_

By: \_\_\_\_\_

check: \_\_\_\_\_ cash: \_\_\_\_\_

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1 Assessor Parcel Number(s)

a) 178-19-712-012

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

2 Type of Property:

- |                             |              |  |                  |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex         |
| e) <input type="checkbox"/> | Apt. Bldg    | f) <input type="checkbox"/>            | Comm'l/Ind'l     |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home      |
| <input type="checkbox"/>    | Other _____  |  |                  |

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. a Total Value/Sales Price of Property \$170,000.01  
b Deed in Lieu of Foreclosure Only (value of property) ( )  
c Transfer Tax Value: \$170,000.01  
d Real Property Transfer Tax Due 869.55
4. **If Exemption Claimed:**  
a. Transfer Tax Exemption per NRS 375.090, \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare and acknowledges, under penalty of perjury, pursuant to NRS, 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Teresa Mouldenhauer Capacity Grantor

Teresa Mouldenhauer, 10-40866-WFR-NV  
**MOULDENHAUER**

Signature \_\_\_\_\_

Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

National Default Servicing Corp.  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

NASHVILLE TRUST #2270, NV WEST  
SERVICING, LLC, AS TRUSTEE  
32392 S. COAST HWY #150  
LAGUNA BEACH, CA 92651

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Recording Requested By: \_\_\_\_\_

Escrow #: ACCOM

Fidelity National Title

500 N. Rainbow Boulevard, Suite 100

Las Vegas, NV 89107

State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED