

Electronically Filed
Aug 11 2020 02:28 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

1 **NOAS**

2 ZBS LAW, LLP

3 J. Stephen Dolembro, Esq.

4 Nevada Bar No. 9795

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6 Las Vegas, Nevada 89148

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10 *Attorneys for Defendants The Bank of New York Mellon, FKA The Bank of New York, as Trustee,*
11 *for the Certificateholders of CWABS, Inc. Asset-Backed Certificates, Series 2006-25 and Sables,*
12 *LLC*

13 **EIGHTH JUDICIAL DISTRICT COURT**

14 **CLARK COUNTY, NEVADA**

15 SFR INVESTMENTS POOL 1, LLC, a
16 Nevada limited liability company,

17 Plaintiff,

18 vs.

19 THE BANK OF NEW YORK MELLON,
20 FKA THE BANK OF NEW YORK, AS
21 TRUSTEE, FOR THE
22 CERTIFICATEHOLDERS OF CWABS, INC.
23 ASSET-BACKED CERTIFICATES, SERIES
24 2006-25, a national bank; SABLES, LLC, a
25 foreign limited liability company,

26 Defendants.

CASE NO.: A-19-790150-C

DEPT NO.: XXIX

NOTICE OF APPEAL

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DATED: August 6, 2020

/s/J. Stephen Dolembro, Esq.
J. Stephen Dolembro, Esq.
Nevada Bar No. 9795
9435 West Russell Road, Suite 120
Las Vegas, Nevada 89148
Tel: (702) 948-8565
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sdolembro@zbslaw.com

NOTICE OF APPEAL

1 **CERTIFICATE OF SERVICE**

2 Pursuant to NRCP 5(b), I certify that I am an employee of ZBS LAW, LLP, and that on
3 this 6th day of August, 2020, I did cause a true copy of **NOTICE OF APPEAL** to be e-
4 filed and e-served through the Eighth Judicial District EFP system pursuant to NEFR 9 and/or by
5 depositing a true copy of same in the United States Mail, at Las Vegas, Nevada, addressed as
6 follows:

7 S F R Investments Pool 1 LLC:

8 Michael Sturm (mike@kgelegal.com)

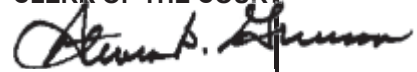
9 KGE Legal Staff (staff@kgelegal.com)

10 KGE E-Service List (eservice@kgelegal.com)

11 Diana Ebron (diana@kgelegal.com)

12
13 /s/Sara Hunsaker

14 An Employee of ZBS LAW, LLP
15
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ASTA
ZBS LAW, LLP
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*Attorneys for Defendants The Bank of New York Mellon, FKA The Bank of New York, as Trustee,
for the Certificateholders of CWABS, Inc. Asset-Backed Certificates, Series 2006-25 and Sables,
LLC*

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,

Plaintiff,

vs.

THE BANK OF NEW YORK MELLON,
FKA THE BANK OF NEW YORK, AS
TRUSTEE, FOR THE
CERTIFICATEHOLDERS OF CWABS, INC.
ASSET-BACKED CERTIFICATES, SERIES
2006-25, a national bank; SABLES, LLC, a
foreign limited liability company,

Defendants.

**CASE NO.: A-19-790150-C
DEPT NO.: XXIX**

CASE APPEAL STATEMENT

CASE APPEAL STATEMENT

1. Name of appellants filing this case appeal statement:

The Bank of New York Mellon, FKA The Bank of New York, as Trustee, for the
Certificateholders of CWABS, Inc. Asset-Backed Certificates, Series 2006-25

2. Identify the judge issuing the decision, or order appealed from:

Judge David Jones

3. Identify each appellant and the name and address of counsel for each appellant:

1 The Bank of New York Mellon, FKA The Bank of New York, as Trustee, for the
2 Certificateholders of CWABS, Inc. Asset-Backed Certificates, Series 2006-25

3 J. Stephen Dolembro, Esq. and Shadd A. Wade, Esq.
4 ZBS Law, LLP
9435 West Russell Road, Suite 120
Las Vegas, Nevada 89148

- 5 **4. Identify each respondent and name and address of appellate counsel, if known, for**
6 **each respondent (if name of a respondent's appellate counsel is unknown, indicate as**
7 **much and provide the name and address of that respondent's trial counsel:**

8 Name and address of appellate counsel is unknown, please see below trial counsel name
9 and address:

10 SFR Investments Pool 1, LLC
Diana S. Ebron, Esq.
Jacqueline A. Gilbert, Esq.
Karen L. Hanks, Esq.
11 Kim Gilbert Ebron
7625 Dean Martin Drive, Suite 120
12 Las Vegas, NV 89139

- 13
14 **5. Indicate whether any attorney identified above in response to question 3 or 4 is not**
15 **licensed to practice law in Nevada, and if so, whether the district court granted that**
16 **attorney permission to appear under SCR 42 (attach a copy of any district court order**
17 **granting such permission):**

18 N/A

- 19
20 **6. Indicate whether appellant was represented by appointed or retained counsel in the**
21 **district court:**

22 Retained.

- 23
24 **7. Indicate whether appellant was represented by appointed or retained counsel on**
25 **appeal:**

26 Retained.

- 27
28 **8. Indicate whether appellant was granted leave to proceed in forma pauperis, and the**
date of entry of the district court order granting such leave:

N/A.

- 9. Indicate the date the proceedings, commenced in the district court (e.g. date complaint,**
indictment, information, or petition was filed):

February 27, 2019

1 **10. Provide a brief description of the nature of the action and result in the district court,**
2 **including the type of judgment or order being appealed and relief granted by the**
3 **district court:**

4 This was an action for cancellation of written instrument where summary judgment was
5 granted in favor of Plaintiff and against Appellant.

6 **11. Indicate whether the case has previously been the subject of any appeal to, or original**
7 **writ proceeding in the Supreme Court and, if so, the caption and Supreme Court**
8 **docket number of the prior proceeding:**

9 No.

10 **12. Indicate whether this appeal involves child custody or visitation:**

11 No.

12 **13. If this is a civil case, indicate whether this appeal involves the possibility of settlement:**

13 Yes.

14 DATED: August 6th, 2020

ZBS LAW, LLP

15 /s/J. Stephen Dolembro, Esq.

16 J. Stephen Dolembro, Esq.

17 Nevada Bar No. 9795

9435 West Russell Road, Suite 120

Las Vegas, Nevada 89148

18 Tel: (702) 948-8565

19 Fax: (702) 446-9898

sdolembro@zbslaw.com

20 *Attorneys for Defendants The Bank of New York*
21 *Mellon, FKA The Bank of New York, as Trustee, for*
22 *the Certificateholders of CWABS, Inc. Asset-Backed*
23 *Certificates, Series 2006-25 and Sables, LLC*

CASE SUMMARY**CASE NO. A-19-790150-C**

S F R Investments Pool 1 LLC, Plaintiff(s)
vs.
Bank of New York Mellon, Defendant(s)

§
§
§
§
§

Location: **Department 29**
 Judicial Officer: **Jones, David M**
 Filed on: **02/27/2019**
 Cross-Reference Case Number: **A790150**

CASE INFORMATIONCase Type: **Other Real Property**

Case Status: **02/27/2019 Open**

DATE**CASE ASSIGNMENT****Current Case Assignment**

Case Number A-19-790150-C
 Court Department 29
 Date Assigned 02/27/2019
 Judicial Officer Jones, David M

PARTY INFORMATION

Plaintiff	S F R Investments Pool 1 LLC	<i>Lead Attorneys</i> Ebron, Diana S. <i>Retained</i> 702-485-3300(W)
Defendant	Bank of New York Mellon	Dolembo, J. Stephen <i>Retained</i> 702-948-8565(W)
	Sables LLC	Dolembo, J. Stephen <i>Retained</i> 702-948-8565(W)

DATE**EVENTS & ORDERS OF THE COURT****INDEX****EVENTS**

02/27/2019	 Complaint Filed By: Plaintiff S F R Investments Pool 1 LLC <i>Complaint</i>
02/27/2019	 Initial Appearance Fee Disclosure Filed By: Plaintiff S F R Investments Pool 1 LLC <i>Initial Appearance Fee Disclosure</i>
05/02/2019	 Notice of Lis Pendens Filed by: Plaintiff S F R Investments Pool 1 LLC <i>Notice of Lis Pendens</i>
05/02/2019	 Summons Electronically Issued - Service Pending Party: Plaintiff S F R Investments Pool 1 LLC <i>Summons</i>
05/02/2019	 Summons Electronically Issued - Service Pending Party: Plaintiff S F R Investments Pool 1 LLC

CASE SUMMARY

CASE NO. A-19-790150-C

Summons

05/03/2019	 Motion for Temporary Restraining Order Filed By: Plaintiff S F R Investments Pool 1 LLC <i>Motion for Temporary Restraining Order and Preliminary Injunction</i>
05/06/2019	 Clerk's Notice of Hearing <i>Notice of Hearing</i>
05/17/2019	 Affidavit of Service Filed By: Plaintiff S F R Investments Pool 1 LLC <i>Affidavit of Service</i>
05/17/2019	 Affidavit of Service Filed By: Plaintiff S F R Investments Pool 1 LLC <i>Affidavit of Service</i>
05/22/2019	 Answer Filed By: Defendant Bank of New York Mellon <i>Defendant The Bank Of New York Mellon's Answer to SFR Investments Pool 1, LLC's Complaint</i>
05/22/2019	 Initial Appearance Fee Disclosure Filed By: Defendant Bank of New York Mellon; Defendant Sables LLC <i>Initial Appearance Fee Disclosure</i>
05/28/2019	 Opposition to Motion Filed By: Defendant Bank of New York Mellon <i>The Bank of New York Mellon's Opposition to Plaintiff's Motion for Temporary Restraining Order and Preliminary Injunction</i>
05/28/2019	 Declaration Filed By: Defendant Sables LLC <i>Declaration of Non-Monetary Status</i>
06/07/2019	 Reply <i>Reply in Support of Motion for Temporary Restraining Order and Preliminary Injunction</i>
06/17/2019	 Notice of Intent to Take Default Party: Plaintiff S F R Investments Pool 1 LLC <i>Three-Day Notice of Intent to Take Default of Sables, LLC</i>
07/12/2019	 Notice Filed By: Defendant Bank of New York Mellon; Defendant Sables LLC <i>Notice of Firm Name Change</i>
07/22/2019	 Joint Case Conference Report <i>Joint Case Conference Report</i>
08/01/2019	 Mandatory Rule 16 Conference Order <i>Mandatory Rule 16 Pre-Trial Scheduling Conference Order</i>
08/14/2019	 Scheduling and Trial Order

CASE SUMMARY

CASE NO. A-19-790150-C

Scheduling Order and Order Setting civil Jury Trial, Pre-Trial and Calendar Call

09/13/2019



Order

Filed By: Defendant Bank of New York Mellon; Defendant Sables LLC
Order Granting Temporary Restraining Order and Preliminary Injunction

09/13/2019



Notice of Entry

Filed By: Defendant Bank of New York Mellon; Defendant Sables LLC
Notice of Entry of Order

10/02/2019



Notice of Posting Bond

Filed By: Plaintiff S F R Investments Pool 1 LLC
Notice of Posting Bond

11/01/2019



Stipulation and Order

Filed by: Plaintiff S F R Investments Pool 1 LLC
Stipulation and Order to Extend Discovery Deadlines (First Request)

11/04/2019



Notice of Entry of Stipulation and Order

Filed By: Plaintiff S F R Investments Pool 1 LLC
Notice of Entry of Stipulation and Order to Extend Discovery Deadlines

01/30/2020



Request for Judicial Notice

Filed By: Defendant Bank of New York Mellon; Defendant Sables LLC
The Bank of New York Mellon's Request for Judicial Notice

01/30/2020



Motion for Summary Judgment

Filed By: Defendant Bank of New York Mellon; Defendant Sables LLC
Defendants' Motion for Summary Judgment

01/30/2020



Initial Appearance Fee Disclosure

Filed By: Defendant Bank of New York Mellon; Defendant Sables LLC
Initial Appearance Fee Disclosure

01/31/2020



Clerk's Notice of Hearing

Notice of Hearing

02/04/2020



Stipulation and Order to Extend Discovery Deadlines

Filed By: Plaintiff S F R Investments Pool 1 LLC
Stipulation and Order to Extend Discovery Deadline, Dispositive Motion Deadline, and to Continue Trial

02/04/2020



Notice of Entry of Stipulation and Order

Filed By: Plaintiff S F R Investments Pool 1 LLC
Notice of Entry of Stipulation and Order to Extend Discovery Deadline, Dispositive Motion Deadline & to Continue Trial

02/06/2020



Order Setting Civil Jury Trial

First Amended Order Setting Civil Jury Trial

02/25/2020



Stipulation and Order

Filed by: Plaintiff S F R Investments Pool 1 LLC
Stipulation and Order to Extend Opposition Deadline

CASE SUMMARY

CASE NO. A-19-790150-C

02/25/2020	 Notice of Entry of Stipulation and Order Filed By: Plaintiff S F R Investments Pool 1 LLC <i>Notice of Entry of Stipulation and Order to Extend Opposition Deadline</i>
03/23/2020	 Motion for Summary Judgment <i>SFR Investments Pool 1, LLC's Motion for Summary Judgment</i>
03/23/2020	 Clerk's Notice of Hearing <i>Notice of Hearing</i>
04/06/2020	 Opposition to Motion Filed By: Defendant Bank of New York Mellon; Defendant Sables LLC <i>Defendants' Opposition to SFR Investments Pool 1, LLC's Motion for Summary Judgment</i>
04/06/2020	 Opposition to Motion For Summary Judgment <i>Opposition to Defendant's Motion for Summary Judgment</i>
04/20/2020	 Reply in Support <i>Reply in Support of Motion for Summary Judgment</i>
04/22/2020	 Reply in Support Filed By: Defendant Bank of New York Mellon; Defendant Sables LLC <i>Defendants' Reply in Support of Motion for Summary Judgment</i>
05/13/2020	 Supplement Filed by: Defendant Bank of New York Mellon; Defendant Sables LLC <i>Supplemental Points an Authorities in Support of Defendants' Motion for Summary Jugment</i>
05/13/2020	 Reply to Motion <i>Sur-Reply in Support of Motion for Summary Judgment</i>
07/22/2020	 Findings of Fact, Conclusions of Law and Judgment FINDINGS OF FACT AND CONCLUSIONS OF LAW AND JUDGMENT
07/27/2020	 Memorandum of Costs and Disbursements Filed By: Plaintiff S F R Investments Pool 1 LLC <i>Memorandum of Costs and Disbursements</i>
08/05/2020	 Notice of Entry of Findings of Fact, Conclusions of Law Filed By: Plaintiff S F R Investments Pool 1 LLC <i>Notice of Entry of Findings of Fact and Conclusions of Law and Judgment</i>
08/06/2020	 Notice of Appeal Filed By: Defendant Bank of New York Mellon <i>Notice of Appeal</i>
08/06/2020	 Case Appeal Statement Filed By: Defendant Bank of New York Mellon <i>Case Appeal Statement</i>

DISPOSITIONS




07/22/2020	Summary Judgment (Judicial Officer: Jones, David M) Debtors: Bank of New York Mellon (Defendant) Creditors: S F R Investments Pool 1 LLC (Plaintiff)
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CASE SUMMARY

CASE NO. A-19-790150-C

Judgment: 07/22/2020, Docketed: 07/24/2020

HEARINGS

- 06/12/2019  **Motion for Temporary Restraining Order** (9:00 AM) (Judicial Officer: Jones, David M)
Events: 05/03/2019 Motion for Temporary Restraining Order
Motion for Temporary Restraining Order and Preliminary Injunction
Granted;
Journal Entry Details:
Following arguments by counsel, COURT ORDERED, motion GRANTED. COURT FURTHER ORDERED, \$1,500.00 to be deposited as bond in this matter within 30 DAYS. Ms. Hanks to prepare the order.;
- 08/09/2019 **CANCELED Mandatory Rule 16 Conference** (9:30 AM) (Judicial Officer: Jones, David M)
Vacated
- 12/13/2019 **CANCELED Status Check** (9:30 AM) (Judicial Officer: Jones, David M)
Vacated
- 03/18/2020 **CANCELED Pre Trial Conference** (10:30 AM) (Judicial Officer: Jones, David M)
Vacated - Superseding Order
- 03/18/2020 **CANCELED Calendar Call** (10:30 AM) (Judicial Officer: Jones, David M)
Vacated - Superseding Order
- 03/30/2020 **CANCELED Jury Trial** (1:00 PM) (Judicial Officer: Jones, David M)
Vacated - Superseding Order
- 04/29/2020 **Motion for Summary Judgment** (9:00 AM) (Judicial Officer: Jones, David M)
Defendant's Motion for Summary Judgment
Per Order Signed 02/21/20
Motion Denied;
- 04/29/2020 **Motion for Summary Judgment** (9:00 AM) (Judicial Officer: Jones, David M)
Plaintiff SFR Investments Pool 1, LLC's Motion for Summary Judgment
Motion Granted;
- 04/29/2020  **All Pending Motions** (9:00 AM) (Judicial Officer: Jones, David M)
Matter Heard;
Journal Entry Details:
PLAINTIFF SFR INVESTMENTS POOL 1, LLC'S MOTION FOR SUMMARY JUDGMENT ... DEFENDANT'S MOTION FOR SUMMARY JUDGMENT Following arguments by counsel, COURT ORDERED, Ms. Hanks to submit her sur-reply within 2 weeks; decision to issue five days after receipt. FURTHER, Mr. Dolemba to file the supplemental briefing regarding lien modification within 2 weeks.;
- 05/20/2020  **Status Check: Trial Setting** (10:30 AM) (Judicial Officer: Jones, David M)

MINUTES

Vacated and Reset;
Journal Entry Details:
Pursuant to Administrative orders 20-01 through 20-13, COURT ORDERED, trial date VACATED and RESET. Ms. Hanks advised one day for trial. 8/19/20 10:30 AM STATUS CHECK: TRIAL READINESS 9/2/20 10:30 AM PRE-TRIAL CONFERENCE 9/9/20 10:30 AM CALENDAR CALL 9/14/20 1:00 PM BENCH TRIAL;


SCHEDULED HEARINGS

CANCELED Jury Trial (06/22/2020 at 1:00 PM) (Judicial Officer: Jones, David M)
CANCELED Pre Trial Conference (06/03/2020 at 10:30 AM) (Judicial Officer: Jones, David M)
CANCELED Calendar Call (06/10/2020 at 10:30 AM) (Judicial Officer: Jones, David M)

EIGHTH JUDICIAL DISTRICT COURT

CASE SUMMARY

CASE NO. A-19-790150-C

	Status Check: Trial Readiness (08/19/2020 at 10:30 AM) (Judicial Officer: Jones, David M) Pre Trial Conference (09/02/2020 at 10:30 AM) (Judicial Officer: Jones, David M) Calendar Call (09/09/2020 at 10:30 AM) (Judicial Officer: Jones, David M) Jury Trial (09/14/2020 at 1:00 PM) (Judicial Officer: Jones, David M)
05/26/2020	 Minute Order (3:00 AM) (Judicial Officer: Jones, David M) Minute Order - No Hearing Held; Journal Entry Details: <i>Plaintiff SFR and Defendant Bank of New York Mellon filed competing motions for summary judgment. This Court heard the motions on April 29, 2020. The Court permitted both parties to supplement the evidence by May 13, 2020. Based on the papers and pleadings and counsels' oral arguments, this Court hereby GRANTS Plaintiff's motion for summary judgment pursuant to NRS 106.240, and DENIES Defendant's motion for summary judgment. Counsel for Plaintiff to prepare a detailed order. CLERK'S NOTE: This Minute Order was electronically served to all registered parties for Odyssey File & Serve. /mt;</i>
06/03/2020	CANCELED Pre Trial Conference (10:30 AM) (Judicial Officer: Jones, David M) <i>Vacated - per Judge</i>
06/03/2020	CANCELED Pre Trial Conference (10:30 AM) (Judicial Officer: Jones, David M)
06/10/2020	CANCELED Calendar Call (10:30 AM) (Judicial Officer: Jones, David M) <i>Vacated - per Judge</i>
06/10/2020	CANCELED Calendar Call (10:30 AM) (Judicial Officer: Jones, David M)
06/22/2020	CANCELED Jury Trial (1:00 PM) (Judicial Officer: Jones, David M) <i>Vacated - per Judge</i>
06/22/2020	CANCELED Jury Trial (1:00 PM) (Judicial Officer: Jones, David M)
08/19/2020	Status Check: Trial Readiness (10:30 AM) (Judicial Officer: Jones, David M)
09/02/2020	Pre Trial Conference (10:30 AM) (Judicial Officer: Jones, David M)
09/09/2020	Calendar Call (10:30 AM) (Judicial Officer: Jones, David M)
09/14/2020	Jury Trial (1:00 PM) (Judicial Officer: Jones, David M)

DATE	FINANCIAL INFORMATION
	Defendant Bank of New York Mellon Total Charges 447.00 Total Payments and Credits 447.00 Balance Due as of 8/7/2020 0.00
	Defendant Sables LLC Total Charges 30.00 Total Payments and Credits 0.00 Balance Due as of 8/7/2020 30.00
	Plaintiff S F R Investments Pool 1 LLC Total Charges 470.00 Total Payments and Credits 470.00 Balance Due as of 8/7/2020 0.00
	Plaintiff S F R Investments Pool 1 LLC Temporary Restraining Order Balance as of 8/7/2020 1,500.00

DISTRICT COURT CIVIL COVER SHEET

Department 29

County, Nevada

Case No. _____

(Assigned by Clerk's Office)

I. Party Information (provide both home and mailing addresses if different)

Plaintiff(s) (name/address/phone): SFR Investments Pool 1, LLC	Defendant(s) (name/address/phone): The Bank of New York Mellon, FKA The Bank of New York, as Trustee, for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-25; SABLES, LLC
Attorney (name/address/phone): Karen L. Hanks, Esq. Kim Gilbert Ebron 7625 Dean Martin Drive, Suite 110 Las Vegas, NV 89139 702-485-3300	Attorney (name/address/phone):

II. Nature of Controversy (please select the one most applicable filing type below)**Civil Case Filing Types**

Real Property Landlord/Tenant <input type="checkbox"/> Unlawful Detainer <input type="checkbox"/> Other Landlord/Tenant Title to Property <input type="checkbox"/> Judicial Foreclosure <input type="checkbox"/> Other Title to Property Other Real Property <input type="checkbox"/> Condemnation/Eminent Domain <input checked="" type="checkbox"/> Other Real Property	Negligence <input type="checkbox"/> Auto <input type="checkbox"/> Premises Liability <input type="checkbox"/> Other Negligence Malpractice <input type="checkbox"/> Medical/Dental <input type="checkbox"/> Legal <input type="checkbox"/> Accounting <input type="checkbox"/> Other Malpractice	Torts Other Torts <input type="checkbox"/> Product Liability <input type="checkbox"/> Intentional Misconduct <input type="checkbox"/> Employment Tort <input type="checkbox"/> Insurance Tort <input type="checkbox"/> Other Tort
Probate Probate (select case type and estate value) <input type="checkbox"/> Summary Administration <input type="checkbox"/> General Administration <input type="checkbox"/> Special Administration <input type="checkbox"/> Set Aside <input type="checkbox"/> Trust/Conservatorship <input type="checkbox"/> Other Probate Estate Value <input type="checkbox"/> Over \$200,000 <input type="checkbox"/> Between \$100,000 and \$200,000 <input type="checkbox"/> Under \$100,000 or Unknown <input type="checkbox"/> Under \$2,500	Construction Defect & Contract Construction Defect <input type="checkbox"/> Chapter 40 <input type="checkbox"/> Other Construction Defect Contract Case <input type="checkbox"/> Uniform Commercial Code <input type="checkbox"/> Building and Construction <input type="checkbox"/> Insurance Carrier <input type="checkbox"/> Commercial Instrument <input type="checkbox"/> Collection of Accounts <input type="checkbox"/> Employment Contract <input type="checkbox"/> Other Contract	Judicial Review/Appeal Judicial Review <input type="checkbox"/> Foreclosure Mediation Case <input type="checkbox"/> Petition to Seal Records <input type="checkbox"/> Mental Competency Nevada State Agency Appeal <input type="checkbox"/> Department of Motor Vehicle <input type="checkbox"/> Worker's Compensation <input type="checkbox"/> Other Nevada State Agency Appeal Other <input type="checkbox"/> Appeal from Lower Court <input type="checkbox"/> Other Judicial Review/Appeal
Civil Writ Civil Writ <input type="checkbox"/> Writ of Habeas Corpus <input type="checkbox"/> Writ of Mandamus <input type="checkbox"/> Writ of Quo Warrant <input type="checkbox"/> Writ of Prohibition <input type="checkbox"/> Other Civil Writ		Other Civil Filing Other Civil Filing <input type="checkbox"/> Compromise of Minor's Claim <input type="checkbox"/> Foreign Judgment <input type="checkbox"/> Other Civil Matters

Business Court filings should be filed using the Business Court civil coversheet.

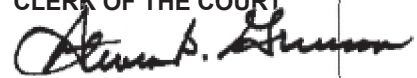
February 27, 2019

Date

/s/ Karen L. Hanks, Esq.

Signature of initiating party or representative

See other side for family-related case filings.



1 DIANA S. EBRON, ESQ.
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JACQUELINE A. GILBERT, ESQ.
3 Nevada Bar No. 10593
E-mail: jackie@kgelegal.com
4 KAREN L. HANKS, ESQ.
Nevada Bar No. 9578
5 E-mail: karen@kgelegal.com
KIM GILBERT EBRON
6 7625 Dean Martin Drive, Suite 110
Las Vegas, Nevada 89139
7 Telephone: (702) 485-3300
Facsimile: (702) 485-3301
8 *Attorneys for SFR Investments Pool 1, LLC*

9 **DISTRICT COURT**

10 **CLARK COUNTY, NEVADA**

11 SFR INVESTMENTS POOL 1, LLC, a Nevada
limited liability company,

12 Plaintiff,

13 vs.

14 THE BANK OF NEW YORK MELLON, FKA
15 THE BANK OF NEW YORK, AS TRUSTEE,
16 FOR THE CERTIFICATEHOLDERS OF
17 CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2006-25; SABLES,
LLC,

18 Defendants.

Case No.: A-19-790150-C

Dept. No.: XXIX

**FINDINGS OF FACT AND
CONCLUSIONS OF LAW AND
JUDGMENT**

19
20 This matter came before the Court for a hearing on competing motions for summary
21 judgment on April 29, 2020. Karen L. Hanks, Esq. appeared on behalf of SFR Investments Pool
22 1, LLC's ("SFR"). J. Stephen Dolembro, Esq. appeared on behalf of The Bank of New York
23 Mellon fka The Bank of New York as successor trustee for the Certificateholders of CWABS,
24 Inc. Asset-Backed Certificates, Series 2006-25 and Sables, LLC ("BNY Mellon"). Having
25 reviewed and considered the motions, oppositions, replies and sur-replies, and arguments of
26 counsel, for the reasons stated on the record, and good cause appearing, the Court makes the
27 following Findings of Fact and Conclusions of Law:¹

28 ¹ Any findings of fact that are more appropriately conclusions of law shall be so deemed. Any

FINDINGS OF FACT

1
2 1. On September 19, 2012, Squire Village Homeowners Association non-judicially
3 foreclosed on real property located at 4946 Droubay Drive, Las Vegas, Nevada 89122 APN 161-
4 26-111-133 (the "Property") pursuant to NRS Chapter 116. At the sale, SFR placed the highest
5 bid and a Foreclosure Deed transferring the Property to SFR recorded as Instrument No.
6 20121009-0001817 on October 9, 2012.

7 2. Prior to the foreclosure, on November, 22, 2006, a Deed of Trust was recorded as
8 Instrument No. 20061122-0003799 against the Property.

9 3. In January 2008, the borrowers, Nelson and Susan Pritz stopped making payments
10 toward the Note which the Deed of Trust secured.

11 4. On April 29, 2008, a Notice of Default and Election to Sell Under Deed of Trust
12 was recorded against the Property. The Notice of Default reads in pertinent part, "That by reason
13 thereof, the present beneficiary under such deed of trust has executed and delivered to
14 RECONTRUST COMPANY, N.A. a written Declaration of Default and Demand for sale, and
15 has deposited with RECONTRUST COMPANY, N.A. such deed of trust and all documents
16 evidencing obligations secured thereby, and has declared and does declare all sums secured
17 thereby immediately due and payable and has elected and does hereby elect to cause the trust
18 property to be sold to satisfy the obligations secured thereby."

19 5. The Court finds the language in the Notice of Default clearly and unequivocally
20 made the loan wholly due as contemplated by NRS 106.240 at the latest on April 29, 2008.

21 6. On November 29, 2011, an Assignment of Deed of Trust was recorded against the
22 Property as Instrument No. 201111129-0000514 wherein all beneficial interest under the Deed of
23 Trust was purportedly transferred from MERS to BNY Mellon.

24 7. While BNY Mellon's file contains a modification agreement dated August 25,
25 2008, the agreement is not signed by Countrywide.

26
27
28 _____ (continued)
conclusions of law that are more appropriately findings of fact shall be so deemed.

1 17. NRS 106.240 provides deeds of trust are conclusively presumed to have been
2 satisfied and the notes discharged at the expiration of ten years after the debt secured by the deed
3 of trust becomes wholly due, and the deed of trust is terminated and the lien discharged.

4 18. Based on the language of NRS 106.240 and the Nevada Supreme Court's
5 interpretation of that language namely "deed of trust according to the terms thereof or any
6 recorded written extension thereof..." the Court finds BNY Mellon and/or its predecessor made
7 the loan wholly due by virtue of the Notice of Default recorded on April 29, 2008.

8 19. The Notice of Default clearly and unequivocally states in relevant part, "present
9 beneficiary...has declared and does declare all sums secured thereby immediately due and
10 payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the
11 obligations secured thereby."

12 20. The Court further concludes that at no time after April 29, 2008, did the
13 borrowers cure the default nor did BNY Mellon reinstate the loan as an installment loan.

14 21. Thus, under NRS 106.240 the ten years ran from April 29, 2008 to April 29,
15 2018, and therefore, the deed of trust terminated/expired on April 29, 2018.

16 22. Pursuant to NRS 107.029, the Court further grants summary judgment in favor of
17 Sables only as to SFR's third cause of action against Sables.

18 **ORDER**

19 1. IT IS HEREBY ORDERED, ADJUDGED, AND DECREED the Deed of Trust
20 recorded against real property located at 4946 Droubay Drive, Las Vegas, Nevada 89122 APN
21 161-26-111-133 (the "Property") recorded in the Official Records of the Clark County Recorder
22 as Instrument No. 20121009-0001817, was terminated/extinguished on April 29, 2018 by
23 operation of NRS 106.240.

24 2. IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that The Bank of
25 New York Mellon fka The Bank of New York as successor trustee for the Certificateholders of
26 CWABS, Inc. Asset-Backed Certificates, Series 2006-25, its predecessors in interest and
27 successors and assigns, have no further right, title or interest in the real property located at 4946
28 Droubay Drive, Las Vegas, Nevada 89122 APN 161-26-111-133, and are hereby permanently

KIM GILBERT EBRON
7625 DEAN MARTIN DRIVE, SUITE 110
LAS VEGAS, NEVADA 89139
(702) 485-3300 FAX (702) 485-3301

1 enjoined from taking any further action to enforce the terminated/extinguished Deed of Trust,
2 including but not limited to, clouding title, initiating or continuing to initiate foreclosure
3 proceedings, or taking any other actions to sell or transfer the Property.

4 3. IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the
5 preliminary injunction bond in the amount of \$1,500.00 posted by SFR on or about September
6 30, 2019 with the Clerk of Court shall be released to SFR.

7 **IT IS SO ORDERED.**

8 DATED this 22nd day of July, 2020.



DISTRICT COURT JUDGE

11 Respectfully Submitted by:

12 **KIM GILBERT EBRON**

13 /s/ Karen L. Hanks

14 KAREN L. HANKS, ESQ.

15 Nevada Bar No. 9578

16 7625 Dean Martin Drive, Suite 110

17 Las Vegas, Nevada 89139

18 *Attorneys for SFR Investments Pool 1, LLC*

Approved as to Form and Content:

ZBS LAW, LLP

/s/ J. Stephen Dolembro

J. STEPHEN DOLEMBO, ESQ.

Nevada Bar No. 9795

9435 West Russell Road, Ste 120

Las Vegas, Nevada 89148

Attorneys for The Bank of New York Mellon

19 RE: Case No. A-19-790150-C/Droubay

20 Stephen Dolembro

21 10:48 AM

22 Thanks Karen,

23 You may e-sign for me.

24 Steve



NEFF
DIANA S. EBRON, ESQ.
Nevada Bar No. 10580
E-mail: diana@kgelegal.com
JACQUELINE A. GILBERT, ESQ.
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Facsimile: (702) 485-3301
Attorneys for SFR Investments Pool 1, LLC

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

SFR INVESTMENTS POOL 1, LLC, a Nevada
limited liability company,

Plaintiff,

vs.

THE BANK OF NEW YORK MELLON, FKA
THE BANK OF NEW YORK, AS TRUSTEE,
FOR THE CERTIFICATEHOLDERS OF
CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2006-25; SABLES,
LLC,

Defendants.

Case No.: A-19-790150-C

Dept. No.: XXIX

**NOTICE OF ENTRY OF FINDINGS OF
FACT AND CONCLUSIONS OF LAW
AND JUDGMENT**

PLEASE TAKE NOTICE that on July 22, 2020, the **Findings of Fact and Conclusions
of Law and Judgment** was entered. A copy of said Order is attached hereto.

DATED this 5th day of August, 2020.

KIM GILBERT EBRON

/s/ Karen L. Hanks

KAREN L. HANKS, ESQ.
Nevada Bar No. 9578
7625 Dean Martin Drive, Suite 110
Las Vegas, Nevada 89139
Attorney for SFR Investments Pool 1, LLC

CERTIFICATE OF SERVICE

I hereby certify that on this 5th day of August, 2020, pursuant to NRCP 5(b), I served via the Eighth Judicial District Court electronic filing system, the foregoing **NOTICE OF ENTRY OF FINDINGS OF FACT AND CONCLUSIONS OF LAW AND JUDGMENT** to the following parties:

J. Stephen Dolembro	sdolembro@zbslaw.com
Sara Hunsaker	shunsaker@zbslaw.com
Shadd A. Wade	swade@zbslaw.com

/s/ Diane L. DeWalt
An Employee of KIM GILBERT EBRON



1 DIANA S. EBRON, ESQ.
Nevada Bar No. 10580
2 E-mail: diana@kgelegal.com
JACQUELINE A. GILBERT, ESQ.
3 Nevada Bar No. 10593
E-mail: jackie@kgelegal.com
4 KAREN L. HANKS, ESQ.
Nevada Bar No. 9578
5 E-mail: karen@kgelegal.com
KIM GILBERT EBRON
6 7625 Dean Martin Drive, Suite 110
Las Vegas, Nevada 89139
7 Telephone: (702) 485-3300
Facsimile: (702) 485-3301
8 *Attorneys for SFR Investments Pool 1, LLC*

9 **DISTRICT COURT**

10 **CLARK COUNTY, NEVADA**

11 SFR INVESTMENTS POOL 1, LLC, a Nevada
limited liability company,

Case No.: A-19-790150-C

12 Plaintiff,

Dept. No.: XXIX

13 vs.

**FINDINGS OF FACT AND
CONCLUSIONS OF LAW AND
JUDGMENT**

14 THE BANK OF NEW YORK MELLON, FKA
15 THE BANK OF NEW YORK, AS TRUSTEE,
FOR THE CERTIFICATEHOLDERS OF
16 CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2006-25; SABLES,
17 LLC,

18 Defendants.

19
20 This matter came before the Court for a hearing on competing motions for summary
21 judgment on April 29, 2020. Karen L. Hanks, Esq. appeared on behalf of SFR Investments Pool
22 1, LLC's ("SFR"). J. Stephen Dolembro, Esq. appeared on behalf of The Bank of New York
23 Mellon fka The Bank of New York as successor trustee for the Certificateholders of CWABS,
24 Inc. Asset-Backed Certificates, Series 2006-25 and Sables, LLC ("BNY Mellon"). Having
25 reviewed and considered the motions, oppositions, replies and sur-replies, and arguments of
26 counsel, for the reasons stated on the record, and good cause appearing, the Court makes the
27 following Findings of Fact and Conclusions of Law:¹

28 ¹ Any findings of fact that are more appropriately conclusions of law shall be so deemed. Any

FINDINGS OF FACT

1
2 1. On September 19, 2012, Squire Village Homeowners Association non-judicially
3 foreclosed on real property located at 4946 Droubay Drive, Las Vegas, Nevada 89122 APN 161-
4 26-111-133 (the "Property") pursuant to NRS Chapter 116. At the sale, SFR placed the highest
5 bid and a Foreclosure Deed transferring the Property to SFR recorded as Instrument No.
6 20121009-0001817 on October 9, 2012.

7 2. Prior to the foreclosure, on November, 22, 2006, a Deed of Trust was recorded as
8 Instrument No. 20061122-0003799 against the Property.

9 3. In January 2008, the borrowers, Nelson and Susan Pritz stopped making payments
10 toward the Note which the Deed of Trust secured.

11 4. On April 29, 2008, a Notice of Default and Election to Sell Under Deed of Trust
12 was recorded against the Property. The Notice of Default reads in pertinent part, "That by reason
13 thereof, the present beneficiary under such deed of trust has executed and delivered to
14 RECONTRUST COMPANY, N.A. a written Declaration of Default and Demand for sale, and
15 has deposited with RECONTRUST COMPANY, N.A. such deed of trust and all documents
16 evidencing obligations secured thereby, and has declared and does declare all sums secured
17 thereby immediately due and payable and has elected and does hereby elect to cause the trust
18 property to be sold to satisfy the obligations secured thereby."

19 5. The Court finds the language in the Notice of Default clearly and unequivocally
20 made the loan wholly due as contemplated by NRS 106.240 at the latest on April 29, 2008.

21 6. On November 29, 2011, an Assignment of Deed of Trust was recorded against the
22 Property as Instrument No. 201111129-0000514 wherein all beneficial interest under the Deed of
23 Trust was purportedly transferred from MERS to BNY Mellon.

24 7. While BNY Mellon's file contains a modification agreement dated August 25,
25 2008, the agreement is not signed by Countrywide.

26
27
28 _____ (continued)
conclusions of law that are more appropriately findings of fact shall be so deemed.

1 17. NRS 106.240 provides deeds of trust are conclusively presumed to have been
2 satisfied and the notes discharged at the expiration of ten years after the debt secured by the deed
3 of trust becomes wholly due, and the deed of trust is terminated and the lien discharged.

4 18. Based on the language of NRS 106.240 and the Nevada Supreme Court's
5 interpretation of that language namely "deed of trust according to the terms thereof or any
6 recorded written extension thereof..." the Court finds BNY Mellon and/or its predecessor made
7 the loan wholly due by virtue of the Notice of Default recorded on April 29, 2008.

8 19. The Notice of Default clearly and unequivocally states in relevant part, "present
9 beneficiary...has declared and does declare all sums secured thereby immediately due and
10 payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the
11 obligations secured thereby."

12 20. The Court further concludes that at no time after April 29, 2008, did the
13 borrowers cure the default nor did BNY Mellon reinstate the loan as an installment loan.

14 21. Thus, under NRS 106.240 the ten years ran from April 29, 2008 to April 29,
15 2018, and therefore, the deed of trust terminated/expired on April 29, 2018.

16 22. Pursuant to NRS 107.029, the Court further grants summary judgment in favor of
17 Sables only as to SFR's third cause of action against Sables.

18 **ORDER**

19 1. IT IS HEREBY ORDERED, ADJUDGED, AND DECREED the Deed of Trust
20 recorded against real property located at 4946 Droubay Drive, Las Vegas, Nevada 89122 APN
21 161-26-111-133 (the "Property") recorded in the Official Records of the Clark County Recorder
22 as Instrument No. 20121009-0001817, was terminated/extinguished on April 29, 2018 by
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24 2. IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that The Bank of
25 New York Mellon fka The Bank of New York as successor trustee for the Certificateholders of
26 CWABS, Inc. Asset-Backed Certificates, Series 2006-25, its predecessors in interest and
27 successors and assigns, have no further right, title or interest in the real property located at 4946
28 Droubay Drive, Las Vegas, Nevada 89122 APN 161-26-111-133, and are hereby permanently

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1 enjoined from taking any further action to enforce the terminated/extinguished Deed of Trust,
2 including but not limited to, clouding title, initiating or continuing to initiate foreclosure
3 proceedings, or taking any other actions to sell or transfer the Property.

4 3. IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the
5 preliminary injunction bond in the amount of \$1,500.00 posted by SFR on or about September
6 30, 2019 with the Clerk of Court shall be released to SFR.

7 **IT IS SO ORDERED.**

8 DATED this 22nd day of July, 2020.

9
10 
DISTRICT COURT JUDGE

11 Respectfully Submitted by:

12 **KIM GILBERT EBRON**

13 /s/ Karen L. Hanks

14 KAREN L. HANKS, ESQ.
15 Nevada Bar No. 9578
16 7625 Dean Martin Drive, Suite 110
17 Las Vegas, Nevada 89139
18 *Attorneys for SFR Investments Pool 1, LLC*

Approved as to Form and Content:

ZBS LAW, LLP

19 /s/ J. Stephen Dolembro

20 J. STEPHEN DOLEMBO, ESQ.
21 Nevada Bar No. 9795
22 9435 West Russell Road, Ste 120
23 Las Vegas, Nevada 89148
24 *Attorneys for The Bank of New York Mellon*

25 RE: Case No. A-19-790150-C/Droubay

26 Stephen Dolembro

27 10:48 AM

28 Thanks Karen,

You may e-sign for me.

Steve

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Other Real Property

COURT MINUTES

June 12, 2019

A-19-790150-C S F R Investments Pool 1 LLC, Plaintiff(s)
vs.
Bank of New York Mellon, Defendant(s)

**June 12, 2019 9:00 AM Motion for Temporary
Restraining Order**

HEARD BY: Jones, David M **COURTROOM:** RJC Courtroom 15A

COURT CLERK: Nancy Maldonado

RECORDER: Melissa Delgado-Murphy

REPORTER:

PARTIES

PRESENT: Dolembro, J. Stephen Attorney
 Hanks, Karen Attorney

JOURNAL ENTRIES

- Following arguments by counsel, COURT ORDERED, motion GRANTED. COURT FURTHER ORDERED, \$1,500.00 to be deposited as bond in this matter within 30 DAYS. Ms. Hanks to prepare the order.

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Other Real Property

COURT MINUTES

April 29, 2020

A-19-790150-C S F R Investments Pool 1 LLC, Plaintiff(s)
vs.
Bank of New York Mellon, Defendant(s)

April 29, 2020

9:00 AM

All Pending Motions

HEARD BY: Jones, David M

COURTROOM: RJC Courtroom 15A

COURT CLERK: Michaela Tapia

RECORDER: Melissa Delgado-Murphy

REPORTER:

PARTIES

PRESENT: Dolembro, J. Stephen Attorney
 Hanks, Karen Attorney

JOURNAL ENTRIES

- PLAINTIFF SFR INVESTMENTS POOL 1, LLC'S MOTION FOR SUMMARY JUDGMENT ...
DEFENDANT'S MOTION FOR SUMMARY JUDGMENT

Following arguments by counsel, COURT ORDERED, Ms. Hanks to submit her sur-reply within 2 weeks; decision to issue five days after receipt. FURTHER, Mr. Dolembro to file the supplemental briefing regarding lien modification within 2 weeks.

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Other Real Property

COURT MINUTES

May 20, 2020

A-19-790150-C S F R Investments Pool 1 LLC, Plaintiff(s)
vs.
Bank of New York Mellon, Defendant(s)

May 20, 2020 10:30 AM Status Check: Trial Setting

HEARD BY: Jones, David M **COURTROOM:** RJC Courtroom 15A

COURT CLERK: Michaela Tapia

RECORDER: Melissa Delgado-Murphy

REPORTER:

PARTIES

PRESENT: Hanks, Karen Attorney

JOURNAL ENTRIES

- Pursuant to Administrative orders 20-01 through 20-13, COURT ORDERED, trial date VACATED and RESET. Ms. Hanks advised one day for trial.

8/19/20 10:30 AM STATUS CHECK: TRIAL READINESS

9/2/20 10:30 AM PRE-TRIAL CONFERENCE

9/9/20 10:30 AM CALENDAR CALL

9/14/20 1:00 PM BENCH TRIAL

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Other Real Property

COURT MINUTES

May 26, 2020

A-19-790150-C S F R Investments Pool 1 LLC, Plaintiff(s)
vs.
Bank of New York Mellon, Defendant(s)

May 26, 2020

3:00 AM

Minute Order

HEARD BY: Jones, David M

COURTROOM: Chambers

COURT CLERK: Michaela Tapia

RECORDER:

REPORTER:

PARTIES

PRESENT:

JOURNAL ENTRIES

- Plaintiff SFR and Defendant Bank of New York Mellon filed competing motions for summary judgment. This Court heard the motions on April 29, 2020. The Court permitted both parties to supplement the evidence by May 13, 2020. Based on the papers and pleadings and counsels' oral arguments, this Court hereby GRANTS Plaintiff's motion for summary judgment pursuant to NRS 106.240, and DENIES Defendant's motion for summary judgment.

Counsel for Plaintiff to prepare a detailed order.

CLERK'S NOTE: This Minute Order was electronically served to all registered parties for Odyssey File & Serve. /mt



EIGHTH JUDICIAL DISTRICT COURT CLERK'S OFFICE
NOTICE OF DEFICIENCY
ON APPEAL TO NEVADA SUPREME COURT

J. STEPHEN DOLEMBO, ESQ.
9435 W. RUSSELL RD., STE 120
LAS VEGAS, NV 89148

DATE: August 7, 2020
CASE: A-19-790150-C

RE CASE: SFR INVESTMENTS POOL 1, LLC vs. THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE, FOR THE CERTIFICATEHOLDERS OF CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-25; SABLES, LLC

NOTICE OF APPEAL FILED: August 6, 2020

YOUR APPEAL HAS BEEN SENT TO THE SUPREME COURT.

PLEASE NOTE: DOCUMENTS **NOT** TRANSMITTED HAVE BEEN MARKED:

- ☒ \$250 – Supreme Court Filing Fee (Make Check Payable to the Supreme Court)**
 - If the \$250 Supreme Court Filing Fee was not submitted along with the original Notice of Appeal, it must be mailed directly to the Supreme Court. The Supreme Court Filing Fee will not be forwarded by this office if submitted after the Notice of Appeal has been filed.
- ☐ \$24 – District Court Filing Fee (Make Check Payable to the District Court)**
- ☒ \$500 – Cost Bond on Appeal (Make Check Payable to the District Court)**
 - NRAP 7: Bond For Costs On Appeal in Civil Cases
 - *Previously paid Bonds are not transferable between appeals without an order of the court.*
- ☐ Case Appeal Statement
 - NRAP 3 (a)(1), Form 2
- ☐ Order
- ☐ Notice of Entry of Order

NEVADA RULES OF APPELLATE PROCEDURE 3 (a) (3) states:

"The district court clerk must file appellant's notice of appeal despite perceived deficiencies in the notice, including the failure to pay the district court or Supreme Court filing fee. **The district court clerk shall apprise appellant of the deficiencies in writing**, and shall transmit the notice of appeal to the Supreme Court in accordance with subdivision (g) of this Rule with a notation to the clerk of the Supreme Court setting forth the deficiencies. Despite any deficiencies in the notice of appeal, the clerk of the Supreme Court shall docket the appeal in accordance with Rule 12."

Please refer to Rule 3 for an explanation of any possible deficiencies.

***Per District Court Administrative Order 2012-01, in regards to civil litigants, "...all Orders to Appear in Forma Pauperis expire one year from the date of issuance." You must reapply for in Forma Pauperis status.*

Certification of Copy

State of Nevada }
County of Clark } SS:

I, Steven D. Grierson, the Clerk of the Court of the Eighth Judicial District Court, Clark County, State of Nevada, does hereby certify that the foregoing is a true, full and correct copy of the hereinafter stated original document(s):

NOTICE OF APPEAL; CASE APPEAL STATEMENT; DISTRICT COURT
DOCKET ENTRIES; CIVIL COVER SHEET; FINDINGS OF FACT AND CONCLUSIONS OF LAW
AND JUDGMENT; NOTICE OF ENTRY OF FINDINGS OF FACT AND CONCLUSIONS OF LAW
AND JUDGMENT; DISTRICT COURT MINUTES; NOTICE OF DEFICIENCY

SFR INVESTMENTS POOL 1, LLC,

Plaintiff(s),

vs.

THE BANK OF NEW YORK MELLON, FKA
THE BANK OF NEW YORK, AS TRUSTEE,
FOR THE CERTIFICATEHOLDERS OF
CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2006-25; SABLES,
LLC,

Defendant(s),

Case No: A-19-790150-C

Dept No: XXIX

now on file and of record in this office.

IN WITNESS THEREOF, I have hereunto
Set my hand and Affixed the seal of the
Court at my office, Las Vegas, Nevada
This 7 day of August 2020.

Steven D. Grierson, Clerk of the Court



Amanda Hampton, Deputy Clerk