

APN# 1320-33-718-003

Recording Requested by/Mail to:
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KAREN ELLISON, RECORDER

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Notice of Lis Pendens

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)



Signature

Marni Rubin Watkins, Esq.

Printed Name

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MARNI RUBIN WATKINS, ESQ.
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Attorneys for Plaintiff

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Douglas County
District Court Clerk

ROBBIE R. WILLIAMS
D. GOELZ
CLERK
BY _____ DEPUTY

**EIGHTH JUDICIAL DISTRICT COURT
DOUGLAS COUNTY, NEVADA**

BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEES FOR
THE CERTIFICATE HOLDERS OF CWALT,
INC., ALTERNATIVE LOAN TRUST 2006-
OA14, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-OA14,

Case No.: 19CV0110

Dept. No.: I

NOTICE OF LIS PENDENS

Plaintiff,

v.

JEAN PIERRE DION, an individual; EVA L.
DION, an individual; GEORGE DION, an
individual; ELIZABETH DION, an individual;
DOES I THROUGH X; and ROE
CORPORATIONS I THROUGH X,

Defendants.

NOTICE IS HEREBY GIVEN that an action has been commenced in the Ninth Judicial District Court, of the State of Nevada, county of Douglas, by Plaintiffs BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEES FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA14, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA14 ("Bank of New York Mellon" or "Plaintiff") against Defendants JEAN PIERRE DION, EVA L. DION, GEORGE DION, and ELIZABETH DION; DOES I through X; and ROE CORPORATIONS I through X ("Defendants").

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The Complaint involves claims for equitable subrogation and declaratory relief, as related to the real property commonly known as 1370 Hastings Lane, Gardnerville, Nevada 89410, and more particularly described as:

LOT 15, IN BLOCK B, AS SHOWN ON THE FINAL SUBDIVISION MAP NO. 1006-10 OF CHICHESTER ESTATES PHASE 10, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 25, 2002, IN BOOK 0402,M PAGE 7623, AS DOCUMENT NO. 540511.

APN: 1320-33-718-003 (hereinafter, the "Property").

By the above-referenced action, Plaintiff sees, *inter alia*, a judgment declaring that Plaintiff is equitably subrogated to the rights and limitations of the 2003 DOT and as such has priority over the 2006 Promissory Note; for a judgment and declaration that Plaintiff holds a first priority deed of trust on the Property originating in August of 2006 for the principal amount of the 2006 DOT plus interest; for compensatory damages in excess of \$15,000.00; for an award of attorney's fees and costs of litigation; and for any and all such other relief as the Court deems just and proper.

DATED this 19th day of April, 2019.

FIDELITY NATIONAL LAW GROUP

MARNI RUBIN WATKINS, ESQ.
Nevada Bar No. 9674
1701 Village Center Circle, Suite 110
Las Vegas, Nevada 89134
Attorney for Plaintiff

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE April 26, 2019

BOBBIE R. WILLIAMS (Clerk of Court of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy Page 2 of 2