

IN THE SUPREME COURT OF THE STATE OF NEVADA

IRIDESCENT STREET TRUST,
Appellant,
vs.
WELLS FARGO BANK NATIONAL
ASSOCIATION,
Respondent.

No. 66256

FILED

APR 15 2016

TRACIE K. LINDEMAN
CLERK OF SUPREME COURT
BY S. Young
DEPUTY CLERK

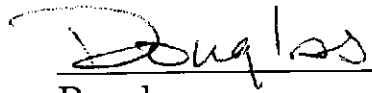
ORDER OF REVERSAL AND REMAND

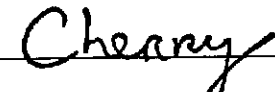
This is an appeal from a district court summary judgment in a quiet title action. Eighth Judicial District Court, Clark County; Mark R. Denton, Judge.


The district court granted respondent's motion for summary judgment, reasoning that Montenegro Estates' nonjudicial foreclosure sale could not, as a matter of law, extinguish respondent's deed of trust. In *SFR Investments Pool 1, LLC v. U.S. Bank, N.A.*, 130 Nev., Adv. Op. 75, 334 P.3d 408 (2014), this court decided that a common-interest community association's superpriority lien has true priority over a first security interest, and the association may nonjudicially foreclose on that lien. Thus, the district court's decision was based on an erroneous

interpretation of the controlling law and did not reach the other issues colorably asserted.¹ Accordingly, we

ORDER the judgment of the district court REVERSED AND REMAND this matter to the district court for proceedings consistent with this order.

_____, J.
Douglas

_____, J.
Cherry

_____, J.
Gibbons

cc: Hon. Mark R. Denton, District Judge
Kerry P. Faughnan
Greene Infuso, LLP
Snell & Wilmer, LLP/Tucson
Wright, Finlay & Zak, LLP/Las Vegas
Snell & Wilmer, LLP/Las Vegas
Eighth District Court Clerk

¹We therefore decline to order the district court to enter summary judgment in appellant's favor.