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18 **UNITED STATES DISTRICT COURT**  
19 **DISTRICT OF NEVADA**

20 NATIONSTAR MORTGAGE LLC, a foreign  
21 corporation doing business in Clark County  
22 Nevada; FEDERAL NATIONAL  
23 MORTGAGE ASSOCIATION, a government  
24 sponsored enterprise, and FEDERAL  
25 HOUSING FINANCE AGENCY, as  
26 Conservator of Fannie Mae,

24 Plaintiffs,

25 v.

Case No. 2:15:cv-00267-RFB-NJK

**STIPULATION AND ORDER  
EXTENDING DEADLINE FOR  
NATIONSTAR MORTGAGE, FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION AND THE FEDERAL  
HOUSING FINANCE AGENCY TO  
RESPOND TO SFR INVESTMENTS  
POOL 1 LLC'S MOTION TO DISMISS  
(First Request)**

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SFR INVESTMENTS POOL I, LLC, a Nevada Limited Liability Company; TALASERA AND VICANTO HOMEOWNERS ASSOCIATION, a Nevada Nonprofit Corporation,  
  
Defendants.

COMES NATIONSTAR MORTGAGE, LLC (hereinafter “Nationstar”) and FEDERAL NATIONAL MORTGAGE ASSOCIATION (“Fannie Mae”) on the one hand by and through their counsel of record Thomas N. Beckom, Esq of the law firm of McCarthy & Holthus LLP; the FEDERAL HOUSING FINANCE AGENCY (“FHFA”) by and through their counsel of record Asim Varma, Esq of the law firm of Arnold and Porter LLP and Leslie Bryan Hart of the law firm of Fennemore Craig, P.C., and SFR INVESTMENTS POOL 1, LLC by and through their counsel of record Jacqueline Gilbert, Esq of the law firm of Howard Kim and Associates and hereby file this Stipulation and Order Extending the Deadlines for Nationstar, Fannie Mae, and the FHFA to respond to SFR’s Motion to Dismiss filed on April 17, 2015 pursuant to LR 6-1.

**RECITALS**

1. On April 17, 2015 SFR filed a Motion to Dismiss the Quiet Title Complaint filed by Nationstar, Fannie Mae, and the FHFA. Currently responses are due by May 4, 2015 and as such this stipulation has been filed timely pursuant to LR 6-1.
2. Nationstar, Fannie Mae, and the FHFA have not previously asked for extension to respond to this motion.
3. Nationstar, Fannie Mae, and the FHFA respectfully request additional time to respond to SFR’s Motion as SFR, by way of the Motion to Dismiss, has raised new, important, and unique defenses to the application of certain federal statutes in the complaint. The resolution of these claims will have implications district wide to the current Homeowners Association foreclosure issue in light of the Nevada Supreme Court’s opinion in *SFR Invs. Pool1, LLC v. U.S. Bank N.A.* 334 P.3d 408 (2014).



**STIPULATION**

It is hereby **STIPULATED** that Nationstar, Fannie Mae, and the FHFA shall have until June 3, 2015 to respond to SFR’s Motion to Dismiss filed April 17, 2015.

DATED this 23<sup>rd</sup> day of April, 2015

DATED this 22<sup>nd</sup> day of April, 2015

**HOWARD KIM & ASSOCIATES**

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DATED this 22<sup>nd</sup> day of April, 2015

DATED this 22<sup>nd</sup> day of April, 2015

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**ORDER**

IT IS SO ORDERED:



RICHARD F. BOULWARE, II  
United States District Judge

DATED this 24 day of April, 2015.