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**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

NATIONSTAR MORTGAGE, LLC

Plaintiff,

vs.

SUNRISE RIDGE A/K/A SUNRISE RIDGE  
MASTER HOMEOWNERS ASSOCIATION;  
ORION INVESTMENTS, LLC; PHILIPPE G.  
LAURENT AND PERRINE A. ALURENT AS  
TRUSTEES OF THE PHILIPPE G.  
LAURENT AND PERRINE A. LAURENT  
LIVING REVOCABLE TRUST; PHILIPPE  
LAURENT, INDIVIDUALLY; NEW START  
ASSET RECOVERY LLC; NEVADA  
ASSOCIATION SERVICES, INC.

Defendants.

CASE NO.: 2:16-cv-00876-RFB-NJK

**ORDER GRANTING DEFENDANT  
SUNRISE RIDGE MASTER  
HOMEOWNERS ASSOCIATION'S  
MOTION FOR SUMMARY JUDGMENT**

15 Defendant SUNRISE RIDGE MASTER HOMEOWNERS ASSOCIATION'S  
16 ("Sunrise Ridge") Motion for Summary Judgment (ECF No. 66) having come for hearing  
17 on December 16, 2019 at 10:30 a.m., William S. Habdas, Esq., appearing on behalf of  
18 Plaintiff NATIONSTAR MORTGAGE, LLC ("Nationstar"), and Jonathan K. Wong, Esq.  
19 appearing on behalf of Defendant Sunrise Ridge, the Court, having considered the  
20 written submissions of the parties and the oral argument of counsel at the hearing, and  
21 for good cause appearing thereto, the Court finds the following:

22 IT IS ORDERED that Sunrise Ridge's Motion for Summary Judgment (ECF No.  
23 66) is GRANTED.

24 IT IS FURTHER ORDERED that Nationstar's deed of trust on real property  
25 located at 3789 Dusky Flycatcher Street in Las Vegas, Nevada 89122 (the "Property")  
26 was extinguished on the date of the HOA foreclosure sale conducted on October 19,  
27 2012.

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IT IS FURTHER ORDERED that, as the extinguishment of Nationstar's deed of trust is dispositive of this matter, Nationstar's remaining causes of action are hereby dismissed.

IT IS FURTHER ORDERED that the notice of lis pendens in this case (ECF No. 3) is expunged.

DATED this 7th day of January, 2020.



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RICHARD F. BOULWARE, II  
UNITED STATES DISTRICT JUDGE