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8 **UNITED STATES DISTRICT COURT**  
9 **DISTRICT OF NEVADA**

10 FEDERAL HOME LOAN MORTGAGE  
CORPORATION; JPMORGAN CHASE  
11 BANK, N.A.,

12 Plaintiff,

13 vs.

14 NEWPORT COAST MANAGEMENT  
GROUP, INC., a Nevada corporation;  
15 PRAIRIE ROSE HOMEOWNERS  
ASSOCIATION, a Nevada non-profit  
16 corporation, aka PRAIRIE ROSE,

17 Defendants.

Case No.: 2:16-CV-02743-RFB-VCF

**STIPULATION AND ORDER FOR  
TEMPORARY STAY OF ENTIRE CASE  
PENDING SETTLEMENT  
(First Request)**

18 Plaintiffs, Federal Home Loan Mortgage Corporation and JPMorgan Chase Bank, N.A.  
19 (“Plaintiff”) and Defendant, Prairie Rose Homeowners Association (“HOA”), by and through  
20 their respective attorneys stipulate as follows:

21 **INTRODUCTION**

22 1. On March 9, 2018, this court entered an order directing Plaintiffs to take action  
23 against HOA by April 8, 2018 or the court shall enter an order of dismissal for want of  
24 prosecution. ECF No. 23.

25 2. On April 20, 2017, the clerk of the court entered default against Defendant  
26 Newport Coast Management Group, Inc. (“Newport”). ECF No. 21.

27 3. On may 15, 2017, Plaintiffs filed their motion for default judgment against  
28 Newport. ECF No. 22.

1           4.     On March 30, 2018, the court entered an order and declaratory judgment against  
2 Newport stating that Newport has not established title or any interest in the Property and  
3 finding that Newport never acquired legal title or interest in the Property and abandoned any  
4 interest it may ever have acquired in the Property (the "Order"). ECF No. 24. The Order  
5 provided Plaintiffs with the primary relief sought in this action. See Complaint, ECF No. 1.

6           5.     On April 4, 2018, HOA filed its answer. ECF No. 26

7           6.     In light of the Order, Plaintiffs and HOA agree that the remaining claims against  
8 HOA can be resolved through informal settlement negotiations. The parties further agree that  
9 these negotiations will result in a stipulated dismissal of the remaining claims against HOA.

10          7.     Given the forthcoming resolution of the remaining claims against HOA and to  
11 avoid wasting resources and incurring potentially unnecessary expense associated with  
12 discovery and continued litigation, Plaintiffs and HOA agree and request a stay of the case to  
13 give each side sufficient time and resources to finalize settlement. This stipulation is made in  
14 good faith and not for the purpose of delay.

<p>15 Dated: April 5, 2018.</p> <p>16 HALL, JAFFE &amp; CLAYTON, LLP</p> <p>17 By: <u>/s/Ashlie L. Surur</u>  18 Ashlie L. Surur, Esq.  19 Nevada Bar No. 11290  20 7425 Peak Drive  21 Las Vegas, Nevada 89128  22 Attorneys for Prairie Rose  Homeowners Association</p>	<p>Dated: April 5, 2018.</p> <p>SMITH LARSEN &amp; WIXOM</p> <p>By: <u>/s/Christopher L. Benner</u>  Kent F. Larsen, Esq.  Nevada Bar No. 3463  Kate M. Weber, Esq.  Nevada Bar No. 11736  Christopher L. Benner, Esq.  Nevada Bar No. 8963  1935 Village Center Circle  Las Vegas, Nevada 89134  Attorneys for Federal Home Loan Mortgage  and JPMorgan Chase Bank, N.A.</p>
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**ORDER**

IT IS SO ORDERED.



RICHARD F. BOULWARE, II  
United States District Judge

DATED this 16th day of April, 2018.