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8 *Attorneys for Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not Individually*  
 9 *but as Trustee for Pretium Mortgage Acquisition Trust*

10 **UNITED STATES DISTRICT COURT**  
 11 **DISTRICT OF NEVADA**

12 WILMINGTON SAVINGS FUND SOCIETY,  
 13 FSB, D/B/A CHRISTIANA TRUST, NOT  
 14 INDIVIDUALLY BUT AS TRUSTEE FOR  
 15 PRETIUM, MORTGAGE ACQUISITION  
 16 TRUST,

17 Plaintiff,

18 vs.

19 PREMIER ONE HOLDINGS, INC., a Nevada  
 20 Corporation; DEVONRIDGE  
 21 HOMEOWNERS ASSOCIATION, INC., a  
 22 Nevada Non-Profit Corporation; NEVADA  
 23 ASSOCIATION SERVICES, INC., a Nevada  
 24 Corporation, HUE H. TA, a California citizen,  
 25 and KHIET L. TRIEU, a California citizen,

26 Defendants.

Case No.: 2:17-CV-01865-JAD-BNW

**STIPULATION AND ORDER TO  
 DISMISS DEFENDANT DEVONRIDGE  
 HOMEOWNERS ASSOCIATION, INC.**

ECF No. 44

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1 Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not Individually but as  
2 Trustee for Pretium Mortgage Acquisition Trust (“Plaintiff”) and Devonridge Homeowners  
3 Association, Inc. (“HOA”, collectively, the “Parties”), by and through their respective counsel  
4 of record, hereby stipulate and agree that Plaintiff’s Complaint (ECF No. 1) shall be dismissed  
5 against the HOA, without prejudice, each party to bear its own fees and costs.

6 IT IS SO STIPULATED.

7 WRIGHT, FINLAY & ZAK, LLP

ALVERSON, TAYLOR, MORTENSEN  
& SANDERS


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16 **ORDER**

17 Based on the stipulation between Plaintiff and Defendant Devonridge Homeowners  
18 Association, Inc. [ECF No. 44], which I construe as a joint motion under Local Rule 7-1(c)  
19 because it was signed by fewer than all the parties or their attorneys, and with good cause  
20 appearing, IT IS HEREBY ORDERED that ALL CLAIMS AGAINST Defendant Devonridge  
21 Homeowners Association, Inc. are DISMISSED with prejudice, each side to bear its own fees  
22 and costs.

22 The parties stipulated to stay this case pending a state-court appeal. ECF No. 40. It  
23 appears that the appeal was dismissed last June. [http://caseinfo.nvsupremecourt.us/public/  
24 caseView.do?csIID=58061](http://caseinfo.nvsupremecourt.us/public/caseView.do?csIID=58061) (case No. 78100-COA). IT IS THEREFORE ORDERED that **the  
25 remaining parties have until March 1, 2021, to file a motion to lift stay or take other  
26 action to move this case forward.** Failure to do so may result in the dismissal of this action.

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28 U.S. District Judge Jennifer A. Dorsey  
Dated: February 19, 2021