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7 *Attorneys for Defendant Federal*  
8 *Home Loan Mortgage Corporation*

9 **IN THE UNITED STATES DISTRICT COURT**  
10 **FOR THE DISTRICT OF NEVADA**

11 ELIZABETH ESTRADA,  
12 Plaintiff,

13 v.

14 NEVADA NEW BUILDS, LLC;  
15 FEDERAL HOME LOAN MORTGAGE  
CORPORATION; DOES I through X; and  
16 ROE BUSINESS ENTITIES I through X,  
inclusive;

17 Defendants.

CASE NO. 2:23-cv-01767-RFB-BNW

**STIPULATION AND ORDER TO STAY  
DISCOVERY PENDING RESOLUTION  
OF MOTION TO DISMISS**

18 Pursuant to LR 7-1, Plaintiff Elizabeth Estrada (“Plaintiff”) and Defendant  
19 Federal Home Loan Mortgage Corporation (“Freddie Mac”) (collectively, the “Parties”),  
20 by and through their respective attorneys, hereby stipulate and request the Court to  
21 stay discovery pending the Court’s ruling on Freddie Mac’s Motion to Dismiss  
22 Plaintiff’s Complaint (ECF No. 4).

23 **RECITALS**

24 WHEREAS, Plaintiff filed her Complaint on September 20, 2023 (ECF No. 1),  
25 and Freddie Mac removed Plaintiff’s Complaint to this Court on October 30, 2023 (ECF  
26 No. 1).

27 WHEREAS Freddie Mac filed its Motion to Dismiss Plaintiff’s Complaint (ECF  
28 No. 4) on November 6, 2023 (“Motion to Dismiss”).

1 WHEREAS, Plaintiff filed her response to the Motion to Dismiss (ECF No. 21)  
2 on December 12, 2023.

3 WHEREAS, Freddie Mac filed its Reply to Response to Motion to Dismiss (ECF  
4 No. 28) on January 9, 2024.

5 WHEREAS, Freddie Mac filed a Motion to Stay Discovery pending the Court's  
6 ruling on its Motion to Dismiss (ECF No. 13) on December 1, 2023.

7 WHEREAS, this Court entered a Discovery Plan and Scheduling Order on  
8 December 4, 2023 (ECF No. 15).

9 WHEREAS, Plaintiff filed a Response to the Motion to Stay Discovery (ECF No.  
10 27) on January 8, 2024.

11 **THEREFORE, THE PARTIES HEREBY STIPULATE AS FOLLOWS:**

12 1. This Stipulation is entered into in good faith and not for purposes of delay.  
13 2. Freddie Mac agrees to provide Plaintiff with a current Payoff Statement  
14 for the Loan, within five (5) days of the date of this stipulation, and any updated payoff  
15 statements thereafter as reasonably needed and requested by Plaintiff in order for  
16 Plaintiff to provide information necessary for her motion for default judgment against  
17 Nevada New Builds, LLC.

18 3. The Parties have agreed that further discovery and related motion  
19 practice in this case, including Freddie Mac's Reply in support of its Motion to Stay  
20 Discovery, should be stayed pending the Court's ruling on the Motion to Dismiss.

21 4. The Parties agree that staying discovery will further the goal of Fed. R.  
22 Civ. P. 1 and avoid further costs and expenses and use of Court resources until this  
23 Court rules on the Motion to Dismiss.

24 5. Following the Court's ruling on the Motion to Dismiss, the Parties will  
25 confer with respect to revised deadlines for discovery and discovery-related motion  
26 practice, to the extent necessary.

27 [Continued on following page.]

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DATED this 6th day of February 2024.

BALLARD SPAHR LLP

HANKS LAW GROUP

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*Attorneys for Defendant  
Federal Home Loan Mortgage Corporation*

*Attorneys for Plaintiff*

**ORDER**

IT IS SO ORDERED. Freddie Mac's Motion to Stay Discovery (ECF No. 13) shall also be denied without prejudice as moot.

  
UNITED STATES MAGISTRATE JUDGE

DATED: 2/7/2024