

1 ROGER P. CROTEAU, ESQ.
 Nevada Bar No. 4958
 2 TIMOTHY E. RHODA, ESQ.
 Nevada Bar No. 7878
 3 ROGER P. CROTEAU & ASSOCIATES, LTD.
 9120 West Post Road, Suite 100
 4 Las Vegas, Nevada 89148
 (702) 254-7775
 5 (702) 228-7719 (facsimile)
 croteaulaw@croteaulaw.com
 6 *Attorney for Defendant*
 LVDG, LLC [SERIES 171]

<input checked="" type="checkbox"/> FILED	<input type="checkbox"/> RECEIVED
<input type="checkbox"/> ENTERED	<input type="checkbox"/> SERVED ON
COUNSEL/PARTIES OF RECORD	
NOV 22 2017	
CLERK US DISTRICT COURT DISTRICT OF NEVADA	
BY: _____	DEPUTY _____

7
 8 UNITED STATES DISTRICT COURT
 9 DISTRICT OF NEVADA

10 ***

11 NATIONSTAR MORTGAGE, LLC,)
)
 12 Plaintiff,)
)
 13 vs.)
)
 14 D'ANDREA COMMUNITY ASSOCIATION;)
 15 LVDG LLC SERIES 171; DOE)
 INDIVIDUALS I-X, inclusive; and ROE)
 16 CORPORATIONS I-X, inclusive,)
)
 17 Defendants.)

Case No. 3:15-cv-00377-RCJ-VPC

18 **STIPULATION TO SUBSTITUTE PARTIES**

19 COMES NOW Defendants, LVDG LLC SERIES 171 ("*LVDG*") and D'ANDREA
 20 COMMUNITY ASSOCIATION ("*HOA*"); Plaintiff, NATIONSTAR MORTGAGE, LLC
 21 ("*Nationstar*"); and proposed Defendant, AIRMOTIVE INVESTMENTS, LLCS ("*Airmotive*"),
 22 by and through their undersigned counsel, and hereby stipulate and agree as follows:

- 23 1. On July 21, 2015, Nationstar filed this action seeking various relief related to a
 24 deed of trust recorded against real property commonly known as 3247 Modena
 25 Drive, Sparks, Nevada 89434 ("*the "Property"*") and a homeowners association
 26 lien foreclosure sale related thereto conducted on behalf of HOA.
 27 2. LVDG presented the prevailing bid at the HOA's foreclosure sale and thereby
 28 acquired title to the Property.

ROGER P. CROTEAU & ASSOCIATES, LTD.
 • 9120 W. Post Road, Suite 100 • Las Vegas, Nevada 89148 •
 Telephone: (702) 254-7775 • Facsimile (702) 228-7719

ROGER P. CROTEAU & ASSOCIATES, LTD.
• 9120 W. Post Road, Suite 100 • Las Vegas, Nevada 89148 •
Telephone: (702) 254-7775 • Facsimile (702) 228-7719

- 1 3. At the time the Plaintiff filed this action, LVDG was the record title holder of the
- 2 Property.
- 3 4. LVDG transferred and conveyed its interest in the Property to Airmotive on or
- 4 about August 1, 2016, by way of a Grant Deed recorded in the office of the
- 5 Washoe County Recorder on August 5, 2016, as Instrument No. 4619414.
- 6 5. Airmotive is currently the record title holder of the Property.
- 7 6. LVDG no longer claims any right, title or interest in the Property.
- 8 7. Airmotive shall be substituted as a defendant in this action in the place and stead
- 9 of LVDG. LVDG shall be dismissed from this action without prejudice. All
- 10 claims and defenses asserted by and against LVDG in this action shall be deemed
- 11 to equally apply to Airmotive and the case caption shall be appropriately
- 12 amended.

Dated this 21st day of November, 2017.

14 ROGER P. CROTEAU &
15 ASSOCIATES, LTD.

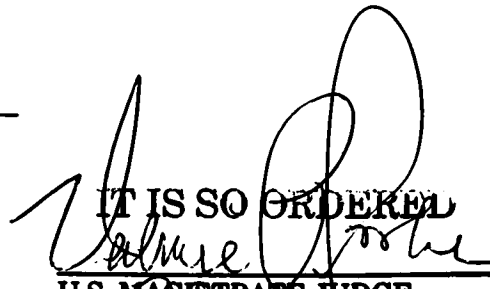
BOYACK ORME & ANTHONY

16 /s/ Timothy E. Rhoda
 17 TIMOTHY E. RHODA, ESQ.
 18 Nevada Bar No. 7878
 19 9120 West Post Road, Suite 100
 20 Las Vegas, Nevada 89148
 21 (702) 254-7775
 22 tim@croteaulaw.com
 23 Attorney for Defendant
 24 LVDG, LLC [SERIES 171]

/s/ Edward D. Boyack
 EDWARD D. BOYACK, ESQ.
 Nevada Bar No. 005229
 401 N. Buffalo Drive #202
 Las Vegas, Nevada 89145
 ted@boyacklaw.com
 702.562.3415
 702.562.3570 (fax)
 Attorney for Defendant
 D'Andrea Community Association

AKERMAN LLP

23 /s/ Jason Joseph Zummo
 24 JASON JOSEPH ZUMMO, ESQ.
 25 Nevada Bar No. 13995
 26 1160 Town Center Drive
 27 Suite 330
 28 Las Vegas, NV 89144
 702-634-5007
 jason.zummo@akerman.com
 Attorney for Plaintiff
 Nationstar Mortgage, LLC

IT IS SO ORDERED

 U.S. MAGISTRATE JUDGE
 DATED: November 22, 2017

ROGER P. CROTEAU & ASSOCIATES, LTD.
• 9120 W. Post Road, Suite 100 • Las Vegas, Nevada 89148 •
Telephone: (702) 254-7775 • Facsimile (702) 228-7719

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Stipulation to Substitute Parties
3:15-cv-00377-RCJ-VPC

IT IS SO ORDERED.

By: _____

United States Magistrate Judge

Dated: _____

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of November, 2017, I served via the United States District Court CM/ECF electronic filing system, the foregoing

STIPULATION TO SUBSTITUTE PARTIES to the following parties:

Melanie D Morgan
Akerman LLP
1160 Town Center Drive, Suite 330
Las Vegas, NV 89144
(702)634-5005
(702) 380-8572 (fax)
melanie.morgan@akerman.com
Attorney for Plaintiff
Nationstar Mortgage, LLC

Tenesa S Scaturro
Akerman LLP
1160 N. Town Center Drive
Suite 330
Las Vegas, NV 89144
702-634-5000
702-380-8572 (fax)
tenesa.scaturro@akerman.com
Attorney for Plaintiff
Nationstar Mortgage, LLC

Ariel E. Stern
Akerman LLP
1160 Town Center Drive
Suite 330
Las Vegas, NV 89144
702-634-5000
702-380-8572 (fax)
ariel.stern@akerman.com
Attorney for Plaintiff
Nationstar Mortgage, LLC

Edward D. Boyack
Boyack Orme & Anthony
401 N. Buffalo Drive, Suite 202
Las Vegas, NV 89145
(702) 562-3415
(702) 562-3570 (fax)
ted@boyacklaw.com
Attorney for Defendant
D'Andrea Community Association

Jason Joseph Zummo
Akerman LLP
1160 Town Center Drive
Suite 330
Las Vegas, NV 89144
702-634-5007
702-380-8572 (fax)
jason.zummo@akerman.com
Attorney for Plaintiff
Nationstar Mortgage, LLC

/s/ Timothy E. Rhoda
An employee of ROGER P. CROTEAU &
ASSOCIATES, LTD.

ROGER P. CROTEAU & ASSOCIATES, LTD.

• 9120 W. Post Road, Suite 100 • Las Vegas, Nevada 89148 •
Telephone: (702) 254-7775 • Facsimile (702) 228-7719

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28