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 8 *(as to Interpleader Only)*

9 **UNITED STATES DISTRICT COURT**

10 **DISTRICT OF NEVADA**

11 CHAMPERY RENTAL REO, LLC,

Case No.: 3:17-cv-00162-MMD-WGC

12 Plaintiff,

**STIPULATION AND ORDER TO
 SET ASIDE CLERK’S DEFAULT
 AND SET DEADLINE FOR CROSS-
 DEFENDANT MORTGAGE
 ELECTRONIC REGISTRATION
 SYSTEMS, INC. TO ANSWER OR
 OTHERWISE RESPOND TO
 CROSSCLAIM IN INTERPLEADER**

13 v.

14 UNKNOWN HEIRS OF RAE NOLA
 15 EDWARDS; FEDERAL NATIONAL
 16 MORTGAGE ASSOCIATION; QUALITY
 17 LOAN SERVICE CORPORATION; KERN &
 ASSOCIATES, LTD.; SPRINGLAND
 18 VILLAGE HOMEOWNERS ASSOCIATION;
 All other persons unknown claiming any right,
 19 title, estate, lien or interest in the real property
 20 described in the Complaint adverse to
 Plaintiff’s ownership, or any cloud upon
 21 Plaintiff’s title thereto; DOES I through V; and
 ROE Corporations I through V,

(First Request)

22 Defendants.

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1 FEDERAL NATIONAL MORTGAGE
2 ASSOCIATION,

3 Counterclaimant,

4 v.

5 CHAMPERY RENTAL REO LLC,

6 Counter-Defendant.

7 _____/
8 SPRINGLAND VILLAGE HOMEOWNERS
9 ASSOCIATION,

10 Counterclaimant,

11 v.

12 CHAMPERY RENTAL REO, LLC,

13 Counter-Defendant.

14 _____/
15 SPRINGLAND VILLAGE HOMEOWNERS
16 ASSOCIATION,

17 Cross-Claimant,

18 v.

19 UNKNOWN HEIRS OF RAE NOLA
20 EDWARDS; FEDERAL NATIONAL
21 MORTGAGE ASSOCIATION; QUALITY
22 LOAN SERVICE CORPORATION; ALL
23 OTHER PERSONS UNKNOWN
24 CLAIMING ANY RIGHT, TITLE,
25 ESTATE, LIEN OR INTEREST IN THE
26 REAL PROPERTY DESCRIBED IN THE
27 COMPLAINT ADVERSE TO
28 PLAINTIFF'S OWNERSHIP, OR ANY
CLOUD UPON PLAINTIFF'S TITLE
THERE TO; GMAC MORTGAGE, LLC;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.;
OCWEN LOAN SERVICING, LLC;
HOLLYVALE RENTAL HOLDINGS, LLC;
CHAMPERY REAL ESTATE 2015, LLC;

1 HOLLYVALE RENTAL HOLDINGS 2015,
2 LLC; ALL THOSE CLAIMING AN
3 INTEREST IN 2614 SUNNY SLOPE
4 DRIVE #3, SPARKS, NV 89434; DOES I
through V; and ROE Corporations I through
V,

5 Cross-Defendants.
6 _____/

7 ***IT IS HEREBY STIPULATED*** and agreed between Cross-Claimant, Springland Village
8 Homeowners Association (the “Association”), by and through its counsel of record, Kern &
9 Associates, Ltd., and Cross-Defendant, Mortgage Electronic Registration Systems, Inc.
10 (“MERS”) by and through its counsel of record, Wright Finlay & Zak (and with the Association,
11 collectively referred to as the “Parties”) that the April 12, 2018 Clerk’s Default (ECF No. 117) be
12 set aside and MERS be allowed to answer or otherwise respond to the Association’s Crossclaim
13 filed on or about March 9, 2018 (ECF No. 82).
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15 The Parties FURTHER STIPULATE and agree that MERS shall have until April 27, 2018
16 to file an answer or otherwise respond to the Association’s Crossclaim. This additional time is
17 requested to allow time for counsel for MERS to review and evaluate the Crossclaim and file an
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1 answer or other response on behalf of MERS. This request does not prejudice any party and is
2 made in good faith and not for purposes of delay.

3 DATED this 16th day of April, 2018.

DATED this 16th day of April, 2018.

4 ***KERN & ASSOCIATES, LTD.***

WRIGHT, FINLAY & ZAK, LLP

5 */s/ Karen M. Ayarbe, Esq.*

/s/ Christina V. Miller, Esq.

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12 *Attorneys for Springland Village*

Attorneys for Mortgage Electronic

13 *Homeowners Association*

Registration Systems, Inc.

14 *(as to Interpleader Only)*

15 **ORDER**

16 ***IT IS SO ORDERED.***

17 DATED this 16th day of April, 2018.



18 UNITED STATES DISTRICT JUDGE

19 ***Respectfully Submitted By:***

20 */s/ Karen M. Ayarbe, Esq.*

21 KAREN M. AYARBE, ESQ.

22 *Attorneys for Springland Village*

23 *Homeowners Association*

24 *(as to Interpleader Only)*

1 **CERTIFICATE OF SERVICE**

2 Pursuant to the Fed. R. Civ. Proc. 5(b) and the United States District Court CM/ECF
3 Electronic Filing Procedure IV(B), a true and correct copy of the foregoing ***STIPULATION AND***
4 ***ORDER TO SET ASIDE CLERK’S DEFAULT AND SET DEADLINE FOR CROSS-***
5 ***DEFENDANT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. TO***
6 ***ANSWER OR OTHERWISE RESPOND TO CROSSCLAIM IN INTERPLEADER***
7 ***(First Request)*** was transmitted electronically through the Court’s e-filing electronic system to
8 the attorney(s) associated with this case.
9

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26
27 /s/ Teresa A. Gearhart
28 An Employee of Kern & Associates, Ltd.