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

10 NATIONSTAR MORTGAGE LLC;
11 FEDERAL NATIONAL MORTGAGE
ASSOCIATION,

12 Plaintiff,

13 vs.

14 RESIDENTIAL LAND CORPORATION OF
15 NEVADA; LVDG LLC SERIES 107; THE
MEADOWS HOMEOWNERS
ASSOCIATION,

16 Defendants.
17

Case No. 3:17-cv-00324-LRH-WGC

ORDER APPROVING
**STIPULATION AND ORDER FOR
DISMISSAL WITHOUT PREJUDICE
OF THE MEADOWS HOMEOWNERS
ASSOCIATION**

18 This *Stipulation and Order for Dismissal without Prejudice of the Meadows Homeowners*
19 *Association* (“Stipulation”) is entered into as of the date below by and between Nationstar
20 Mortgage LLC (“Nationstar”) and Federal National Mortgage Association (“Fannie Mae”) and
21 Defendant the Meadows Homeowners Association (“HOA”), by and through their respective
22 counsel of record. The parties hereby stipulate and agree as follows:

23 WHEREAS, the above-captioned action concerns an NRS 116 foreclosure sale involving
24 that real property in Washoe County, Nevada with APN 160-331-19, commonly known as 1207
25 Tule Drive, Reno, Nevada 89521 (the “Property”);

26 WHEREAS, Nationstar’s predecessor-in-interest and Fannie Mae filed this action on May
27 22, 2017 and Nationstar alleges several causes of action against the HOA;

28 WHEREAS, the HOA has filed its Answer on July 5, 2017; and

1 WHEREAS, the HOA disclaims any interest in the Property other than its ongoing rights
2 under Nevada law, including NRS 116, and the governing documents, including the Covenants,
3 Conditions and Restrictions ("CC&Rs").

4 NOW, THEREFORE, IT IS HEREBY STIPULATED AND AGREED that:

5 1. The Complaint can be dismissed without prejudice as to the HOA only, with each
6 party to bear their own fees and costs, and any written discovery pending by and between
7 Nationstar, or its predecessor-in-interest, Fannie Mae, and the HOA is deemed withdrawn.

8 2. Any statute of limitations for the causes of action asserted against the HOA, which
9 the HOA may allege have expired since the Complaint was filed on May 22, 2017 to the date of
10 this Stipulation, shall be tolled until this litigation is fully and finally resolved.

11 3. The Parties reserve any and all rights, privileges, and defenses under applicable
12 law.

13 4. The Parties agree that the HOA may be removed from the caption of this matter.

14 Wherefore, the undersigned request this Court enter an Order granting the above
15 stipulation.

16 DATED this 3rd day of April, 2018.

DATED this 3rd day of April, 2018.

17 WILSON ELSE

SNELL & WILMER L.L.P.

18 By: /s/ I-Che Lai (with permission)
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Association

27 IT IS SO ORDERED


UNITED STATES DISTRICT COURT JUDGE

28 DATED: 4/3/18