

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

NATIONSTAR MORTGAGE LLC;  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,

Plaintiff,

VS.

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

## Defendants.

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

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

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

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

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

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7 Nationstar, or its predecessor-in-interest, Fannie Mae, and the HOA is deemed withdrawn.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 3<sup>rd</sup> day of April, 2018.

17          WILSON ELSER

18          By: /s/ I-Che Lai (with permission)  
19           I-Che Lai, Esq.  
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25           Attorneys for The Meadows Homeowners  
26           Association

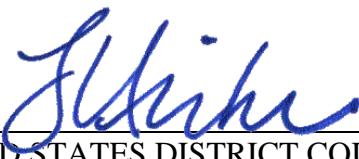
16          DATED this 3<sup>rd</sup> day of April, 2018.

17          SNELL & WILMER L.L.P.

18          By: /s/ Nathan Kanute  
19           Jeffrey Willis, Esq.  
20           Nevada Bar No. 4797  
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25           Attorneys for Nationstar Mortgage LLC  
26           and Federal National Mortgage  
27           Association

25          IT IS SO ORDERED

26          DATED: 4/3/18

27             
28           UNITED STATES DISTRICT COURT JUDGE