

Electronically Filed  
Jan 02 2020 03:27 p.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

1 **NOA**  
2 JOHN W. THOMSON, ESQ.  
3 Nevada Bar No. 5802  
4 THOMSON LAW PC  
5 2450 St. Rose Parkway, Suite 120  
6 Henderson, NV 89074  
7 (702) 478-8282 Telephone  
8 (702) 541-9500 Facsimile  
9 Email: johnwthomson@ymail.com  
10 Attorney for Nona Tobin

11 **DISTRICT COURT**

12 **CLARK COUNTY, NEVADA**

13 JOEL A. STOKES and SANDRA F.  
14 STOKES, as trustee for the JIMI JACK  
15 IRROVOCABLE TRUST,

16 Plaintiff,

17 vs.

18 BANK OF AMERICA, N.A.

19 Defendant.

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20 NATIONSTAR MORTGAGE, LLC

21 Counter-claimant,

22 vs.

23 JIMI JACK IRREVOCABLE TRUST,

24 Counter- defendant.

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25 NONA TOBIN, an Individual and Trustee of  
26 the GORDON B. HANSEN TRUST, Dated  
27 August 22, 2008

28 Counter-claimant,

vs.

Case No.: A-15-720032-C  
Consolidated with: A-16-730078-C  
Supreme Court Case No.: 79295

Dept No.: XXXI

**NOTICE OF APPEAL**

1 JOEL A. STOKES and SANDRA F.  
2 STOKES, as trustee for the JIMJACK  
3 IRREVOCABLE TRUST, SUN CITY  
4 ANTHEM COMMUNITY ASSOCIATION,  
5 INC., YUEN K. LEE, an Individual, d/b/a/  
6 Manager, F. BOUNDRANT, LLC, and  
7 DOES I through X, and ROE  
8 CORPORATIONS I through X, inclusive,  
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10 Counter-defendants.  
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9 Notice is hereby given that Counter-claimant/Appellant NONA TOBIN, by and through  
10 her attorney, John W. Thomson, of Thomson Law PC, hereby appeal to the Supreme Court of  
11 Nevada from the November 22, 2019 Findings of Fact numbers 1 through 2, the Conclusions  
12 of Law numbers 1 through 4, and the following Orders, *Order Striking from the Record as a*  
13 *rogue document Nona Tobin’s Motion for a New Trial Per Rule 54(B) and RULE*  
14 *59(1)(A)(B)(C)(F), Order Striking from the Record as a rogue document Nona Tobin’s Motion*  
15 *to Dismiss Pursuant to NRS 38.310(2), Order Granting Motion to Expunge the Lis Pendens.*

16 Dated this 19<sup>th</sup> day of December 2019.

17 THOMSON LAW PC

18 /s/John W. Thomson

19 JOHN W. THOMSON

20 Nevada Bar No. 5802

21 2450 St. Rose Parkway, Suite 120

22 Henderson, Nevada 89074

23 *Attorney for Nona Tobin*

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25  
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28  
**CERTIFICATE OF SERVICE**

The undersigned, an employee of Thomson Law PC, hereby certifies that on the 19<sup>th</sup> day

1 of December 2019, she caused a copy of the **NOTICE OF APPEAL** to be served in accordance  
2 with Administrative Order 14.2, to all interested parties, through the Court's Odyssey E-File &  
3 Serve system addressed to:

4  
5 Melanie D. Morgan, Esq.  
6 Akerman, LLP  
7 1635 Village Center Circle, Ste. 200  
8 Las Vegas, NV 89134

Joseph Y. Hong, Esq.  
Hong & Hong  
1980 Festival Plaza Dr., Ste. 650  
Las Vegas, NV 89135

7  
8 Joe Coppedge, Esq.  
9 Mushkin Cica Coppedge  
10 4495 S. Pecos Rd.  
11 Las Vegas, NV 89121

EIGHTH JUDICIAL DISTRICT COURT

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

**Joel Stokes, Plaintiff(s)**  
**vs.**  
**Bank of America NA, Defendant(s)**

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Location: **Department 31**  
 Judicial Officer: **Kishner, Joanna S.**  
 Filed on: **06/16/2015**  
 Cross-Reference Case Number: **A720032**  
 Supreme Court No.: **79295**

**CASE INFORMATION**

**Related Cases**

A-16-730078-C (Companion Case)

Case Type: **Other Title to Property**

**Statistical Closures**

07/16/2019 Judgment Reached (bench trial)  
 10/16/2015 Default Judgment

Case Status: **07/16/2019 Closed**

**DATE**

**CASE ASSIGNMENT**

**Current Case Assignment**

Case Number	A-15-720032-C
Court	Department 31
Date Assigned	06/16/2015
Judicial Officer	Kishner, Joanna S.

**PARTY INFORMATION**

		<i>Lead Attorneys</i>
<b>Plaintiff</b>	<b>JimiJack Irrevocable Trust</b>	<b>Hong, Joseph Y.</b> <i>Retained</i> 702-870-1777(W)
<b>Defendant</b>	<b>Bank of America NA</b>	<b>Nitz, Dana J.</b> <i>Retained</i> 702-475-7964(W)
	<b>Sun City Anthem Community Association Inc</b>	<b>Clark, David A.</b> <i>Retained</i> 7023822200(W)
<b>Counter Claimant</b>	<b>Gordon B. Hansen Trust Dated 8/22/08</b>	
	<b>Nationstar Mortgage, LLC</b>	<b>Morgan, Melanie D.</b> <i>Retained</i> 702-634-5000(W)
	<b>Tobin, Nona</b>	<b>Pro Se</b> 702-465-2199(H)
<b>Counter Defendant</b>	<b>F. Bondurant LLC</b> Removed: 02/20/2019 Dismissed	
	<b>JimiJack Irrevocable Trust</b> Removed: 05/31/2019 Dismissed	<b>Hong, Joseph Y.</b> <i>Retained</i> 702-870-1777(W)
	<b>Oppurtunity Homes LLC</b> Removed: 02/20/2019 Dismissed	
	<b>Stokes, Joel A</b>	<b>Hong, Joseph Y.</b> <i>Retained</i> 702-870-1777(W)

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

**Stokes, Sandra F**

**Hong, Joseph Y.**  
Retained  
702-870-1777(W)

**Cross Claimant**      **Gordon B. Hansen Trust Dated 8/22/08**

**Tobin, Nona**

**Pro Se**  
702-465-2199(H)

**Cross Defendant**      **Lee, Yuen K.**



**Oppurtunity Homes LLC**  
Removed: 08/07/2017  
Dismissed

**Sun City Anthem Community Association Inc**

**Clark, David A.**  
Retained  
7023822200(W)

DATE	EVENTS & ORDERS OF THE COURT	INDEX
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**EVENTS**


06/16/2015	 <b>Complaint</b> Filed By: Plaintiff JimiJack Irrevocable Trust <i>Complaint</i>	
08/12/2015	 <b>Summons</b> Filed by: Counter Defendant Stokes, Joel A <i>Summons</i>	
08/19/2015	 <b>Default</b> Filed By: Counter Defendant Stokes, Joel A <i>Default</i>	
08/20/2015	 <b>Three Day Notice of Intent to Default</b> Filed By: Counter Defendant Stokes, Joel A <i>Notice Of Intent To Take Default Judgment</i>	
08/25/2015	 <b>Application for Default Judgment</b> Party: Counter Defendant Stokes, Joel A <i>Application For Entry Of Default Judgment</i>	
08/25/2015	 <b>Memorandum of Costs and Disbursements</b> Filed By: Counter Defendant Stokes, Joel A <i>Memorandum Of Costs And Disbursements</i>	
09/08/2015	 <b>Notice of Hearing</b> Filed By: Counter Defendant Stokes, Joel A <i>Notice of Hearing</i>	
10/05/2015	 <b>Notice of Change of Hearing</b> <i>Notice of Change of Hearing</i>	
10/16/2015	 <b>Default Judgment</b> Filed By: Counter Defendant Stokes, Joel A <i>Judgment By Default Against Defendant, Bank Of America, N.A.</i>	
04/12/2016	 <b>Motion for Substitution</b>	


**CASE SUMMARY**


**CASE NO. A-15-720032-C**


Filed By: Other Nationstar Mortgage, LLC  
*Motion to Substitute Party, Intervene and Set Aside Default Judgment*


04/12/2016  Initial Appearance Fee Disclosure  
Filed By: Other Nationstar Mortgage, LLC  
*Initial Appearance Fee Disclosure*


04/12/2016  Declaration  
Filed By: Other Nationstar Mortgage, LLC  
*Declaration of Edgar C. Smith in Support of Motion to Substitute Party, Intervene and Set Aside Default Judgment*


04/26/2016  Opposition to Motion  
Filed By: Plaintiff JimiJack Irrevocable Trust  
*Plaintiff, Jimijack Irrevocable Trust's, Opposition To Proposed Intervenor, Nationstar Mortgage, LLC's, Motion To Substitute Party, Intervene And Set Aside Default Judgment*


05/10/2016  Reply in Support  
Filed By: Other Nationstar Mortgage, LLC  
*Reply in Support of Motion to Substitute Party, Intervene and Set Aside Default Judgment*


06/02/2016  Answer and Counterclaim  
Filed By: Other Nationstar Mortgage, LLC  
*Defendant in Intervention Nationstar Mortgage, LLC's Answer to Plaintiffs' Complaint and Counterclaim*


06/03/2016  Notice of Lis Pendens  
Filed by: Other Nationstar Mortgage, LLC  
*Notice of Lis Pendens*


06/07/2016  Order  
Filed By: Other Nationstar Mortgage, LLC  
*Order Granting in Part Nationstar Mortgage, LLC's Motion to Substitute Party, Intervene and Set Aside Default Judgment*

06/08/2016  Notice of Entry of Order  
Filed By: Defendant Bank of America NA  
*Notice of Entry of Order*

06/09/2016  Motion to Dismiss  
Filed By: Plaintiff JimiJack Irrevocable Trust  
*Plaintiff, Jimijack Irrevocable Trust's, Through Its Trustees, Motion To Dismiss Defendant In Intervention Nationstar Mortgage, LLC.'s Answer And Counterclaim*

06/16/2016  Ex Parte Application  
Party: Plaintiff JimiJack Irrevocable Trust  
*Plaintiff's Ex Parte Application For Order Shortening Time*

06/17/2016  Opposition to Motion to Dismiss  
Filed By: Other Nationstar Mortgage, LLC  
*Nationstar's Opposition to Motion to Dismiss*

06/17/2016  Order Shortening Time  
Filed By: Plaintiff JimiJack Irrevocable Trust  
*Order Shortening Time*

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

- 06/21/2016  Reply to Opposition  
Filed by: Plaintiff JimiJack Irrevocable Trust  
*Plaintiff, Jimijack Irrevocable Trust's Reply to Nationstar's Opposition to Motion to Dismiss*
- 06/27/2016  Affidavit of Service  
Filed By: Counter Defendant Stokes, Joel A  
*Affidavit of Service*
- 06/28/2016  Notice of Early Case Conference  
Filed By: Other Nationstar Mortgage, LLC  
*Notice of N.R.C.P. 16.1 Early Case Conference*
- 06/30/2016  Motion to Consolidate  
Filed By: Plaintiff JimiJack Irrevocable Trust  
*Jimijack Irrevocable Trust's Motion To Consolidate Case No. A-16-730078-C And Case No. A-15-720032-C*
- 07/06/2016  Motion for Summary Judgment  
Filed By: Counter Defendant Stokes, Joel A  
*Plaintiff, Jimijack Irrevocable Trust's, Through Its Trustees, Motion For Summary Judgment On Order Shortening Time*
- 07/19/2016  Non Opposition  
Filed By: Other Nationstar Mortgage, LLC  
*Nationstar Mortgage, LLC's Non-Opposition to JimiJack Irrevocable Trust's Motion to Consolidate*
- 07/20/2016  Opposition to Motion For Summary Judgment  
Filed By: Other Nationstar Mortgage, LLC  
*Nationstar's Opposition to Motion for Summary Judgment*
- 07/21/2016  Order  
Filed By: Counter Defendant Stokes, Joel A  
*Order Denying JimiJack Irrevocable Trust's Motion to Dismiss*
- 07/25/2016  Reply to Opposition  
Filed by: Plaintiff JimiJack Irrevocable Trust  
*Plaintiff, Jimijack Irrevocable Trust's, Through Its Trustees, Reply To Nationstar Mortgage, LLC's Opposition To Motion For Summary Judgment On Order Shortening Time*
- 07/26/2016  Order  
Filed By: Counter Defendant Stokes, Joel A  
*Order*
- 07/29/2016  Notice of Entry of Order  
Filed By: Counter Defendant Stokes, Joel A  
*Notice Of Entry Of Order*
- 08/10/2016  Notice of Department Reassignment  
*Notice of Department Reassignment*
- 08/11/2016  Notice of Entry of Order  
Filed By: Defendant Bank of America NA

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

*Notice of Entry of Order Denying Jimijack Irrevocable Trust's Motion to Dismiss*

08/26/2016



Order Granting Motion

Filed By: Other Nationstar Mortgage, LLC

*Order Granting Motion to Consolidate and Denying Motion for Summary Judgment*

08/30/2016



Opposition to Motion

Filed By: Plaintiff JimiJack Irrevocable Trust

*Plaintiff, Jimijack Irrevocable Trust's, Opposition To Nona Tobin And Steve Hansen's Motion To Intervene*

09/09/2016



Reply to Opposition

Filed by: Trustee Tobin, Nona

*Reply to Plaintiff, JimiJack Irrevocable Trust's Opposition to Nona Tobin and Steve Hansen's Motion to Intervene*

09/16/2016



Notice of Change of Hearing

*Notice of Change of Hearing*

09/23/2016



Affidavit in Support

Filed By: Counter Defendant Stokes, Joel A

*Affidavit of Nona Tobin in Support of Nona Tobin and Steve Hansen's Motion to Intervene*

11/15/2016



Motion to Intervene

Party: Trustee Tobin, Nona

*Motion to Intervene Into Consolidated Quiet Title Cases A-15-720032-C and Former Case A-16-730078*

12/05/2016



Opposition to Motion

Filed By: Plaintiff JimiJack Irrevocable Trust

*Plaintiff, Jimijack Irrevocable Trust's, Opposition To Motion To Intervene*

12/12/2016



Reply to Opposition

Filed by: Trustee Tobin, Nona

*Reply to Plaintiff, Jimijack Irrevocable Trust's Opposition to Motion to Intervene*

01/11/2017



Order

Filed By: Trustee Tobin, Nona

*Order Granting Applicant Nona Tobin's Motion to Intervene*

01/12/2017



Notice of Entry of Order

Filed By: Trustee Tobin, Nona

*Notice of Entry of Order Granting Applicant Nona Tobin's Motion to Intervene*

01/31/2017



Crossclaim

Filed By: Trustee Tobin, Nona

*Nona Tobin's Crossclaim for Quiet Title Against Sun City Anthem Community Association, Inc. (HOA)*

02/01/2017



Crossclaim

Filed By: Trustee Tobin, Nona

*Nona Tobin's Crossclaim Against Thomas Lucas D/B/A Opportunity Homes, LLC*

02/01/2017




Crossclaim





**CASE SUMMARY**


**CASE NO. A-15-720032-C**


Filed By: Trustee Tobin, Nona  
*Nona Tobin's Crossclaim Against Yuen K. Lee d/b/a F. Bondurant, LLC*


02/01/2017  Initial Appearance Fee Disclosure  
Filed By: Trustee Tobin, Nona  
*Initial Appearance Fee Disclosure*


02/01/2017  Answer and Counterclaim  
Filed By: Trustee Tobin, Nona  
*Nona Tobin's Answer to Plaintiff's Complaint and Counterclaim*


02/05/2017  Summons  
Filed by: Defendant Bank of America NA  
*Summons Yuen K.Lee dba F. Bondurant*


02/05/2017  Summons  
Filed by: Defendant Bank of America NA  
*Summons - Sun City Anthem Community Association Inc*


02/06/2017  Summons  
Filed by: Trustee Tobin, Nona  
*Summons Thomas Lucas d/b/a Opportunity Homes LLC*


02/23/2017  Motion to Dismiss  
Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*Sun City Anthem Community Association's Motion to Dismiss Nona Tobin, an Individual and Trustee of the Gordon B. Hansen Trust's Cross-Claim*


02/23/2017  Initial Appearance Fee Disclosure  
Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*Initial Appearance Fee Disclosure*


03/03/2017  Opposition and Countermotion  
Filed By: Defendant Bank of America NA  
*(Withdrawn 9/19/17) Opposition to Sun City anthem Community Association's Motion to Dismiss and Counter Motion for Order Voiding the HOA Sale*

03/07/2017  Three Day Notice of Intent to Default  
Filed By: Trustee Tobin, Nona  
*Three Day Notice of Intent to Take Default*

03/07/2017  Three Day Notice of Intent to Default  
Filed By: Trustee Tobin, Nona  
*Three Day Notice of Intent to Take Default*

03/07/2017  Three Day Notice of Intent to Default  
Filed By: Trustee Tobin, Nona  
*Three Day Notice of Intent to Take Default*

03/08/2017  Disclaimer of Interest  
Filed By: Cross Defendant Oppurtunity Homes LLC  
*Disclaimer of Interest*


03/08/2017  Motion for Summary Judgment

**CASE SUMMARY**


**CASE NO. A-15-720032-C**

Filed By: Cross Defendant Oppurtunity Homes LLC  
*Thomas Lucas's and Opportunity Homes, LLC's Motion for Summary Judgment*


03/13/2017

 Reply to Counterclaim  
Filed by: Plaintiff JimiJack Irrevocable Trust  
*Plaintiff's Reply To Nona Tobin's Counterclaim*


03/13/2017

 Disclaimer of Interest  
Filed By: Cross Defendant Lee, Yuen K.  
*Disclaimer Of Interest*


03/13/2017

 Answer to Crossclaim  
Filed By: Counter Defendant F. Bondurant LLC  
*Yuen K. Lee's Answer To Nona Tobin's Crossclaim*


03/16/2017

 Substitution of Attorney  
Filed by: Cross Defendant Sun City Anthem Community Association Inc  
*Cross-Defendant Sun City Anthem Community Association's Substitution Of Counsel Pursuant To EDCR Rule 7.40 (B)(1)*


03/22/2017

 Motion to Dismiss  
Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*Cross-Defendant Sun City Anthem Community Association's Motion To Dismiss Nona Tobin's Cross-Claims*


03/22/2017

 Opposition to Motion For Summary Judgment  
Filed By: Trustee Tobin, Nona  
*Opposition to Cross-Defendants, Thomas Lucas' and Opportunity Homes, LLC's, Motin for Summary Judgment*


03/27/2017

 Opposition to Motion For Summary Judgment  
Filed By: Other Nationstar Mortgage, LLC  
*Nationstar's Opposition to Opportunity Homes, LLC's Motion for Summary Judgment*


03/27/2017

 Declaration  
Filed By: Defendant Bank of America NA  
*Declaration of Nationstar Mortgage, LLC in Support of Nationstar's Opposition to Opportunity Homes, LLC's Motion for Summary Judgment*


03/27/2017

 Reply in Support  
Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*Cross-Defendant Sun City Anthem Community Association's Reply in Support of its Motion to Dismiss*


03/28/2017

 Disclaimer of Interest  
Filed By: Other Hansen, Steve  
*Disclaimer of Interest*

03/31/2017

 Opposition  
Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*(Withdrawn 9/19/17) Cross-Defendant Sun City Anthem Community Association's Opposition to Nona Tobin's Countermotion to Void the Sale*

04/05/2017

 Opposition to Motion to Dismiss  
Filed By: Trustee Tobin, Nona

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

*Opposition to Sun City Anthem's Motion to Dismiss*

04/10/2017



Reply to Opposition

Filed by: Trustee Tobin, Nona

*Reply to Sun City Anthem Community Association's Opposition to Nona Tobin's Motion to Void the Sale*

04/18/2017



Reply in Support

Filed By: Cross Defendant Sun City Anthem Community Association Inc

*Sun City Anthem Community Association's Reply in Support of its Motion to Dismiss*

04/19/2017



Reply to Opposition

Filed by: Cross Defendant Oppurtunity Homes LLC

*Thomas Lucas and Oppurtunity Homes, LLC's Reply to Nona Tobin's Opposition to Motion for Summary Judgment*

04/20/2017



Reply to Opposition

Filed by: Cross Defendant Oppurtunity Homes LLC

*Oppurtunity Homes, LLC's Reply to Nationstar Mortgage, LLC's Opposition to Motion for Summary Judgment*

05/24/2017



Notice of Appearance

Party: Trustee Tobin, Nona

*Notice of Appearance of Counsel*

06/21/2017



Order Denying Motion

Filed By: Other Nationstar Mortgage, LLC

*Order Denying Motion for Summary Judgment*

06/22/2017



Notice of Entry of Order

Filed By: Other Nationstar Mortgage, LLC

*Notice of Entry of Order Denying Motion for Summary Judgment*

08/09/2017



Order

Filed By: Cross Defendant Oppurtunity Homes LLC

*Order Granting Thomas Lucs and Oppurtunity Homes, LLC's Motion for Summary Judgment*

08/11/2017



Notice of Entry

Filed By: Cross Defendant Oppurtunity Homes LLC

*Notice of Entry of Order Granting Thomas Lucas and Oppurtunity Homes, LLC's Motion for Summary Judgment*

08/16/2017



Memorandum of Costs and Disbursements

Filed By: Cross Defendant Oppurtunity Homes LLC

*Thomas Lucas and Oppurtunity Homes, LLC S Memorandum of Costs*

09/15/2017



Notice of Early Case Conference

*Notice of N.R.C.P. 16.1 Early Case Conference*

09/19/2017



Order

Filed By: Cross Defendant Sun City Anthem Community Association Inc

*Order*

09/20/2017



Notice of Entry

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*Notice of Entry of Order*

11/09/2017



Notice

Filed By: Other Nationstar Mortgage, LLC  
*Notice of Completion of Mediation Pursuant to NRS 38.310*

02/09/2018



Individual Case Conference Report

Filed By: Other Nationstar Mortgage, LLC  
*Individual Case Conference Report*

03/16/2018



Notice to Appear for Discovery Conference

*Notice to Appear for Discovery Conference*

04/10/2018



Substitution of Attorney

Filed by: Other Nationstar Mortgage, LLC  
*Substitution Of Counsel For Defendant In Intervension And Counterclaimant Nationstar Mortgage Llc,*

04/20/2018



Answer to Crossclaim

Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*Cross-Defendant Sun City Anthem Community Association s Answer To Cross-Claims By Nona Tobin, An Individual And Trustee Of The Gordon B. Hansen Trust*

05/15/2018



Joint Case Conference Report

Filed By: Other Nationstar Mortgage, LLC  
*Joint Case Conference Report*

07/10/2018



Scheduling Order

*Scheduling Order*

09/13/2018



Order Setting Civil Non-Jury Trial and Calendar Call

*Order Setting Civil Non Jury Trial, Pre Trial Conference, Calendar Call and Status Check*

11/30/2018



Motion to Amend

*Motion to Amend Answer, Counterclaim, and Crossclaims*

12/05/2018



Notice of Appearance

Party: Other Nationstar Mortgage, LLC  
*Notice of Appearance*

02/04/2019



Notice

*Notice of Issuance of Subpoena Duces Tecum to Americana, LLC dba Berkshire Hathaway Home Services Nevada Properties*

02/04/2019



Notice

*Notice of Issuance of Subpoena Duces Tecum to Red Rock Financial Services, LLC*

02/04/2019



Notice

*Notice of Issuance of Subpoena Duces Tecum to Nevada Legal News*

02/05/2019



Motion for Summary Judgment

Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*Cross-Defendant Sun City Anthem Community Association s Motion For Summary Judgment*

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

- 02/12/2019  Joinder  
Filed By: Other Nationstar Mortgage, LLC  
*Nationstar Mortgage LLC's Limited Joinder To Sun City Anthem Community Association's Motion For Summary Judgment*
- 02/13/2019  Initial Appearance Fee Disclosure  
*Initial Appearance Fee Disclosure*
- 02/20/2019  Stipulation and Order for Dismissal Without Prejudice  
Filed By: Other Nationstar Mortgage, LLC  
*Stipulation and Order for Dismissal Without Prejudice as to Claims Against Opportunity Homes LLC and F. Bondurant LLC*
- 02/20/2019  Notice of Entry of Stipulation and Order  
Filed By: Other Nationstar Mortgage, LLC  
*Notice of Entry of Stipulation and Order for Dismissal Without Prejudice as to Claims Against Opportunity Homes, LLC and F. Bondurant, LLC*
- 03/05/2019  Opposition to Motion For Summary Judgment  
Filed By: Trustee Tobin, Nona  
*Cross-Claimant Nona Tobin's Opposition to Cross-Defendant Sun City Anthem Community Association's Motion for Summary Judgment*
- 03/06/2019  Reply in Support  
Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*Cross-Defendant Sun City Anthem Community Association s Reply In Support Of Its Motion For Summary Judgment*
- 03/07/2019  Stipulation and Order  
*Stipulation and Order Reforming Caption*
- 03/07/2019  Notice of Entry of Stipulation and Order  
*Notice of Entry of Stipulation and Order Reforming Caption*
- 03/12/2019  Amended Notice of Entry of Order  
Filed By: Other Nationstar Mortgage, LLC  
*Amended Notice of Entry of Stipulation and Order Reforming Caption*
- 03/18/2019  Three Day Notice of Intent to Default  
Filed By: Other Nationstar Mortgage, LLC  
*Nationstar Mortgage Llc's Three Day Notice Of Intent To Take Default Against Jimijack Irrevocable Trust*
- 03/21/2019  Motion for Summary Judgment  
Filed By: Other Nationstar Mortgage, LLC  
*Nationstar Mortgage LLC's Motion for Summary Judgment (Hearing Requested)*
- 03/22/2019  Clerk's Notice of Hearing  
*Notice of Hearing*
- 03/25/2019  Reply to Counterclaim  
Filed by: Plaintiff JimiJack Irrevocable Trust; Counter Defendant Stokes, Joel A; Counter Defendant Stokes, Sandra F

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

*Jimijack Irrevocable Trust's Reply To Nationstar Mortgage, LLC.'s Counterclaim*

04/12/2019



Notice of Settlement

Filed By: Other Nationstar Mortgage, LLC

*Notice of Settlement*

04/15/2019



Stipulation and Order

Filed by: Other Nationstar Mortgage, LLC

*Stipulation and Order to Extend Briefing Schedule for Nationstar Mortgage LLC's Motion for Summary Judgment and Continue Hearing*

04/17/2019



Findings of Fact, Conclusions of Law and Order

Filed By: Cross Defendant Sun City Anthem Community Association Inc

*Findings Of Fact, Conclusions Of Law And Order On Cross-Defendant Sun City Anthem Community Association s Motion For Summary Judgment*

04/18/2019



Notice of Entry

Filed By: Cross Defendant Sun City Anthem Community Association Inc

*NOTICE OF ENTRY OF FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER ON CROSS-DEFENDANT SUN CITY ANTHEM COMMUNITY ASSOCIATION S MOTION FOR SUMMARY JUDGMENT*

04/19/2019



Response

Filed by: Other Nationstar Mortgage, LLC

*Nationstar Mortgage LLC's Response to Nona Tobin's Opposition to Nationstar Mortgage LLC's Motion for Summary Judgment against Jimijack and Countermotion for Summary Judgment*

04/22/2019



Notice of Entry of Stipulation and Order

Filed By: Plaintiff JimiJack Irrevocable Trust; Counter Defendant Stokes, Joel A; Counter Defendant Stokes, Sandra F

*Notice Of Entry Of Stipulation And Order To Extend Briefing Schedule For Nationstar Mortgage LLC s Motion For Summary Judgment Anc [sic] Continue Hearing*

04/23/2019



Notice of Withdrawal of Motion

Filed By: Other Nationstar Mortgage, LLC

*Notice of Withdrawal of Nationstar Mortgage LLC's Motion for Summary Judgment*

04/29/2019



Motion

Filed By: Trustee Tobin, Nona

*Motion for Reconsideration*

04/30/2019



Clerk's Notice of Hearing

*Notice of Hearing*

04/30/2019



Notice of Lis Pendens

Filed by: Trustee Tobin, Nona

*Notice of Lis Pendens*

05/02/2019



Opposition

Filed By: Cross Defendant Sun City Anthem Community Association Inc

*Cross-Defendant Sun City Anthem Community Association's Opposition ti Cross Claimant Nona Tobin's Motion for Reconsideration*

05/03/2019



Joinder

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

Filed By: Other Nationstar Mortgage, LLC  
*Nationstar Mortgage Llc's Limited Joinder To Sun City Anthem Community Association's  
Opposition To Nona Tobin's Motion For Reconsideration*

- 05/03/2019  Joinder to Opposition to Motion  
Filed by: Plaintiff JimiJack Irrevocable Trust; Counter Defendant Stokes, Joel A; Counter Defendant Stokes, Sandra F  
*Joel Stokes And Sandra F. Stokes, As Trustees Of The Jimijack Irrevocable Trust s, Joinder To Sun City Anthem Community Association s Opposition To Nona Tobin s Motion For Reconsideration*
- 05/23/2019  Motion  
*Motion to Substitute Real Party in Interest and to Withdraw as Counsel of Record for Counterclaimant Nona Tobin on Order Shortening Time*
- 05/23/2019  Reply  
Filed by: Trustee Tobin, Nona  
*Reply to Cross-Defendant Sun City Anthem Community Association s Opposition to Tobin s Motion for Reconsideration*
- 05/24/2019  Receipt of Copy  
*Receipt of Copy - Akerman*
- 05/24/2019  Receipt of Copy  
*Receipt of Copy - Lipson Neilson*
- 05/24/2019  Receipt of Copy  
*Receipt of Copy - Hong*
- 05/24/2019  Receipt of Copy  
*Receipt of Copy - Tobin*
- 05/24/2019  Opposition to Motion  
Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*CROSS-DEFENDANT SUN CITY ANTHEM COMMUNITY ASSOCIATION S OPPOSITION TO MOTION TO SUBSTITUTE REAL PARTY IN INTEREST AND TO WITHDRAW AS COUNSEL OF RECORD FOR COUNTERCLAIMANT NONA TOBIN ON ORDER SHORTENING TIME*
- 05/24/2019  Supplement  
Filed by: Trustee Tobin, Nona  
*Supplement to Motion to Substitute Real Party in Interest and to Withdraw as Counsel of Record for Counterclaimant Nona Tobin*
- 05/24/2019  Opposition to Motion  
Filed By: Plaintiff JimiJack Irrevocable Trust; Counter Defendant Stokes, Joel A; Counter Defendant Stokes, Sandra F  
*Joel A. Stokes And Sandra F. Stokes, As Trustees Of The Jimijack Irrevocable Trust s, Opposition To Motion To Substitute Real Party In Interest And To Withdraw As Counsel Of Record For Counterclaimant Nona Tobin On Order Shortening Time*
- 05/31/2019  Order Denying  
Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*Order Denying Motion for Reconsideration*
- 05/31/2019  Notice of Entry

**CASE SUMMARY**

**CASE NO. A-15-720032-C**











Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*Notice of Entry of Order Denying Motion for Reconsideration*

- 05/31/2019  Stipulation and Order for Dismissal With Prejudice  
Filed By: Other Nationstar Mortgage, LLC  
*(A720032, A730078) Stipulation and Order for the Dismissal of Nationstar Mortgage LLC's Claims Against Jimijack Irrevocable Trust with Prejudice*
- 05/31/2019  Notice of Entry of Stipulation & Order for Dismissal  
Filed By: Other Nationstar Mortgage, LLC  
*Notice of Entry of Stipulation and Order for the Dismissal of Nationstar Mortgage LLC's Claims Against Jimijack Irrevocable Trust with Prejudice*
- 06/03/2019  Pre-trial Memorandum  
*Counterclaimant, Nona Tobin's Pretrial Memorandum*
- 06/03/2019  Finding of Fact and Conclusions of Law  
*(UNSIGNED BY JUDGE) Counterclaimant, Nona Tobin's [Proposed] Findings of Fact and Conclusions of Law*
- 06/05/2019  Findings of Fact, Conclusions of Law and Judgment  
Filed by: Plaintiff JimiJack Irrevocable Trust; Counter Defendant Stokes, Joel A; Counter Defendant Stokes, Sandra F  
*Counterdefendants, Joel A. Stokes And Sandra F. Stokes, As Trustees Of The Jimijack Irrevocable Trust And Yuen K. Lee, An Individual, D/B/A Manager, F. Bondurant, LLC. s Proposed Findings Of Facts, Conclusions Of Law And Judgment*
- 06/17/2019  Motion to Withdraw As Counsel  
Filed By: Trustee Tobin, Nona  
*Motion to Withdraw as Counsel of Record for Nona Tobin, an Individual on Order Shortening Time*
- 06/17/2019  Motion to Intervene  
*TOBIN MOTION TO INTERVENE AS AN INDIVIDUAL PER RULE 24*
- 06/20/2019  Proof of Service  
Filed by: Trustee Tobin, Nona  
*Proof of Service Re: Nona Tobin, An Individual*
- 06/21/2019  Declaration  
*Nona Tobin Declarations in support of MINV as an individual*
- 06/24/2019  Order  
*Order on Findings of Fact, Conclusions of Law, and Judgment*
- 06/24/2019  Notice of Entry of Findings of Fact, Conclusions of Law  
Filed By: Plaintiff JimiJack Irrevocable Trust; Counter Defendant Stokes, Joel A; Counter Defendant Stokes, Sandra F  
*Notice Of Entry Of Findings Of Facts, Conclusions Of Law And Judgment*
- 06/28/2019  Opposition to Motion  
Filed By: Plaintiff JimiJack Irrevocable Trust; Counter Defendant Stokes, Joel A; Counter Defendant Stokes, Sandra F; Cross Defendant Lee, Yuen K.  
*Counterdefendants Opposition To Nona Tobin s Motion To Intervene Consolidated Cases A-15-720032-C And A-16-730078 Per Rule 24*



**CASE SUMMARY**

**CASE NO. A-15-720032-C**

- 07/01/2019  Reply in Support  
*NONA TOBIN REPLY IN SUPPORT OF MUSHKIN WITHDRAWAL AS COUNSEL OF RECORD*
- 07/02/2019  Reply  
*NONA TOBIN REPLY TO OPPOSITION TO MOTION TO INTERVENE*
- 07/08/2019  Transcript of Proceedings  
Party: Trustee Tobin, Nona  
*Recorder's Transcript of Hearing: All Pending Motions April 27, 2017*
- 07/08/2019  Transcript of Proceedings  
Party: Trustee Tobin, Nona  
*Recorder's Transcript of Hearing: All Pending Motions April 23, 2019*
- 07/16/2019  Order to Statistically Close Case  
*Civil Order to Statistically Close Case*
- 07/16/2019  Transcript of Proceedings  
*Transcript: All Pending Motions 5/25/17*
- 07/16/2019  Transcript of Proceedings  
*Transcript: All Pending Motions 1/10/19*
- 07/16/2019  Transcript of Proceedings  
*Transcript: All Pending Motions 3/26/19*
- 07/16/2019  Transcript of Proceedings  
*Transcript: Pretrial Conference 4/25/19*
- 07/16/2019  Transcript of Proceedings  
*Transcript: Status Check - Settlement Documents 5/21/19*
- 07/16/2019  Transcript of Proceedings  
*Transcript: All Pending Motions 5/29/19*
- 07/16/2019  Transcript of Proceedings  
*Transcript: Calendar Call 6/3/19*
- 07/16/2019  Transcript of Proceedings  
*Transcript: Bench Trial - Day 1 - 6/5/19*
- 07/19/2019  Transcript of Proceedings  
*Amended Transcript of Proceedings of Pretrial Conference to Correct Attorney Name Only 4/25/19*
- 07/23/2019  Notice of Hearing  
*Notice of Hearing*
- 07/23/2019  Notice of Appeal  
Filed By: Trustee Tobin, Nona

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

*Notice of Appeal*

07/23/2019



Case Appeal Statement

Filed By: Trustee Tobin, Nona

*Case Appeal Statement*

07/23/2019



Notice of Appearance

*Notice of Appearance*

07/24/2019



Case Appeal Statement

*NONA TOBIN'S INDIVIDUAL CASE APPEAL STATEMENT*

07/24/2019



Notice of Appeal

*NONA TOBIN'S INDIVIDUAL NOTICE OF APPEAL*

07/25/2019



Case Appeal Statement

Filed By: Trustee Tobin, Nona

*Case Appeal Statement*

07/26/2019



Amended Case Appeal Statement

*NONA TOBIN'S SIGNED CASE APPEAL STATEMENT*

07/26/2019



Notice

*Notice of Nona Tobin/Gordon B. Hansen Trust Dated 8/22/08 Completion of Mediation Pursuant to NRS 38.310*

07/30/2019



Clerk's Notice of Hearing

*Notice of Hearing*

08/06/2019



Notice of Posting of Cost Bond

*Notice of Posting Cost Bond on Appeal*

08/07/2019



Response

Filed by: Plaintiff JimiJack Irrevocable Trust; Counter Defendant Stokes, Joel A; Counter Defendant Stokes, Sandra F; Cross Defendant Lee, Yuen K.

*Counterdefendants Response To Nona Tobin s Motion For A New Trial Per Rule 54(B) And Rule 59(1)(A)(B) (C) (F) And Motion To Dismiss Pursuant To NRS 38.310(2) And Countermotion To Strike From The Record The Rogue Motions And For Attorney s Fees And Costs Pursuant To E.D.C.R. Rule 7.60(b)(1) And/Or (3)*

08/07/2019



Notice of Lis Pendens

*Notice of Lis Pendens*

08/08/2019



Motion for Attorney Fees and Costs

Filed By: Cross Defendant Sun City Anthem Community Association Inc

*Counter-Defendant Sun City Anthem Community Association's Motion for Attorneys' Fees and Costs Against the Gordon B. Hansen Trust*

08/08/2019



Joinder

Filed By: Cross Defendant Sun City Anthem Community Association Inc

*Sun City Anthem Community Association's Joinder to: Counterdefendants Response to Nona Tobin's Motion for a New Trial per Rule 54(B) and Rule 59 (1)(A)(B)(C)(F) and Motion to Dismiss Pursuant to NRS 38.310(2) and Countermotion to Strike from the Record the Rogue Motions and Sun City Anthem Community Associations Countermotion to Strike Notice of Lis Pendens with Attached Complaint, for a Vexatious Litigant Order, and for Attorneys' Fees*

**CASE SUMMARY**








**CASE NO. A-15-720032-C**

*Pursuant to NRS 18.010 and EDCR 7.60*

- 08/09/2019  Clerk's Notice of Hearing  
*Notice of Hearing*
- 08/13/2019  Joinder  
Filed By: Plaintiff JimiJack Irrevocable Trust; Counter Defendant Stokes, Joel A; Counter Defendant Stokes, Sandra F; Cross Defendant Lee, Yuen K.  
*Counterdefendants Joinder To Sun City Anthem Community Association s Countermotion To Strike Notice Of Lis Pendens With Attached Complaint*
- 08/14/2019  Notice  
*Notice of Transcripts Requested For Appeal*
- 08/14/2019  Notice of Posting of Cost Bond  
*Notice of Posting of Cost Bond*
- 08/14/2019  Notice of Lis Pendens  
*Notice of Lis Pendens*
- 08/19/2019  Opposition  
*Opposition to Counterdefendant Sun City Anthem Community Association's Motion for Attorney's Fees and Costs Against the Gordon B. Hansen Trust*
- 08/22/2019  Reply in Support  
Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*Counter-Defendant Sun City Anthem Community Association's Reply in Support of its Motion for Attorney's Fees and Costs Against the Gordon B. Hansen Trust*
- 08/26/2019  Recorders Transcript of Hearing  
*Recorder's Transcript of Hearing All Pending Motions 9/29/16*
- 08/26/2019  Recorders Transcript of Hearing  
*Amended Transcript to correct title of motion: Third Parties Nona Tobin and Steve Hansen's Motion to Intervene 9/29/16*
- 08/26/2019  Recorders Transcript of Hearing  
*Recorder's Transcript of Hearing Nona Tobin's Motion to Intervene Into Consolidated Quiet Title Cases A-15-720032-C and Former Case A-16-730078 12/20/16*
- 08/26/2019  Recorders Transcript of Hearing  
*Transcript: Sun City Anthem Community Association's Motion to Dismiss Nona Tobin, an Individual and Trustee of the Gordon B. Hansen Trust's Cross-Claim 3/28/17*
- 08/26/2019  Recorders Transcript of Hearing  
*Recorder's Transcript of Hearing: Status Check Tuesday, May 23, 2017*
- 08/26/2019  Recorders Transcript of Hearing  
*Transcript: Bench Trial Day 2 - 6/6/19*
- 08/26/2019  Findings of Fact, Conclusions of Law and Order  
*Nona Tobin's Proposed Findings of Fact, Conclusions of Law, and Order of Dismissal Pursuant to NRS 38.310(2)*

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

- 09/05/2019  **Recorders Transcript of Hearing**  
*Transcript: Pending Motions 9/3/19*
  
- 09/24/2019  **Order Denying Motion**  
*Order Denying Sun City Anthem Community Association's Motion for Attorney's Fees and Costs Against the Gordon B. Hansen Trust*
  
- 09/24/2019  **Amended Notice of Entry of Order**  
*Notice of Entry of Order Denying sun City Anthem Community Association s Motion For Attorney s Fees And Cost Against The Gordon B. Hansen Trust*
  
- 11/22/2019  **Findings of Fact, Conclusions of Law and Order**  
Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*Findings of Fact, Conclusions of Law and Order*
  
- 11/22/2019  **Notice of Entry of Order**  
Filed By: Cross Defendant Sun City Anthem Community Association Inc  
*Notice of Entry of Order of Findings of Fact, Conclusions of Law and Order*
  
- 12/19/2019  **Notice of Appeal**  
Filed By: Trustee Tobin, Nona  
*Notice of Appeal*
  
- 12/20/2019  **Notice of Appeal**  
*Notice of Appeal*

**DISPOSITIONS**

- 10/16/2015 **Default Judgment** (Judicial Officer: Kishner, Joanna S.)  
Debtors: Bank of America NA (Defendant)  
Creditors: JimiJack Irrevocable Trust (Plaintiff)  
Judgment: 10/16/2015, Docketed: 10/23/2015
  
- 08/09/2017 **Summary Judgment** (Judicial Officer: Kishner, Joanna S.)  
Debtors: Nona Tobin (Cross Claimant)  
Creditors: Oppurtunity Homes LLC (Cross Defendant)  
Judgment: 08/09/2017, Docketed: 08/09/2017
  
- 08/09/2017 **Order of Dismissal** (Judicial Officer: Kishner, Joanna S.)  
Debtors: Nona Tobin (Cross Claimant)  
Creditors: Oppurtunity Homes LLC (Cross Defendant)  
Judgment: 08/09/2017, Docketed: 08/09/2017
  
- 09/19/2017 **Order of Dismissal Without Prejudice** (Judicial Officer: Kishner, Joanna S.)  
Debtors: Nona Tobin (Cross Claimant)  
Creditors: Sun City Anthem Community Association Inc (Cross Defendant)  
Judgment: 09/19/2017, Docketed: 09/20/2017  
Comment: Certain Claims
  
- 02/20/2019 **Order of Dismissal Without Prejudice** (Judicial Officer: Kishner, Joanna S.)  
Debtors: F. Bondurant LLC (Counter Defendant), Oppurtunity Homes LLC (Counter Defendant)  
Creditors: Nationstar Mortgage, LLC (Counter Claimant)  
Judgment: 02/20/2019, Docketed: 02/20/2019
  
- 04/17/2019 **Summary Judgment** (Judicial Officer: Kishner, Joanna S.)  
Debtors: Nona Tobin (Cross Claimant)  
Creditors: Sun City Anthem Community Association Inc (Cross Defendant)  
Judgment: 04/17/2019, Docketed: 04/17/2019


**CASE SUMMARY**


**CASE NO. A-15-720032-C**


05/31/2019 **Order of Dismissal With Prejudice** (Judicial Officer: Kishner, Joanna S.)  
 Debtors: JimiJack Irrevocable Trust (Counter Defendant)  
 Creditors: Nationstar Mortgage, LLC (Counter Claimant)  
 Judgment: 05/31/2019, Docketed: 06/03/2019


06/24/2019 **Judgment** (Judicial Officer: Kishner, Joanna S.)  
 Debtors: Nona Tobin (Counter Claimant, Cross Claimant), Gordon B. Hansen Trust Dated 8/22/08 (Counter Claimant, Cross Claimant)  
 Creditors: JimiJack Irrevocable Trust (Counter Defendant), Yuen K. Lee (Cross Defendant)  
 Judgment: 06/24/2019, Docketed: 06/25/2019

**HEARINGS**

10/13/2015  **Motion for Prove Up** (10:00 AM) (Judicial Officer: Kishner, Joanna S.)  
*Plaintiff's Motion for Hearing on Entry of Default Judgment*  
 Granted;  
 Journal Entry Details:  
*PLAINTIFF'S MOTION FOR HEARING ON ENTRY OF DEFAULT JUDGMENT Witness, Joel Stokes, Trustee of JimiJack Irrevocable Trust, sworn and testified. COURT ORDERED, Quiet Title as to Bank of America is GRANTED. Proposed Order presented IN OPEN COURT. Will be available for pick-up from Court's outbox by end of day. ;*

05/17/2016  **Motion for Substitution** (9:00 AM) (Judicial Officer: Kishner, Joanna S.)  
*Other Nationstar Mortgage LL's Motion to Substitute party, Intervene and set aside Default Judgment*  
 Granted;  
 Journal Entry Details:  
*Mr. Smith stated that his request is timely filed. The Court informed him that he is not in the case yet. Counsel stated that his is asking the Court to allow him to intervene as he is a real party in interest; he explained his position on that matter. Mr. Hong explained what the banks do in these instances and advised that his client is seeking the extinguishment of the deed of trust at the time of the HOA sale. Mr. Hong stated his position regarding quiet title cases and that it has to be the bank at the time of the HOA sale; the case was closed and the default judgment was entered six months ago. Further arguments regarding the deed of trust. Opposition argued by Mr. Smith; he advised that he is asking the Court to recognize that due process requires that he intervene in the case and assert his claims. COURT ORDERED, Motion to Intervene is GRANTED; Mr. Smith needs to break this down as the Bank of America is not being taken away yet. FURTHER the Motion is DENIED WITHOUT PREJUDICE regarding Substitution of Parties at this time. The Court advised it will deal with future motion practice as it comes before the Court. Ms. Smith stated he will provide an appearance and answer within ten days; the Court will track it on 6/3/16. Mr. Smith to prepare the order and run it by Mr. Hong before providing it to the Court.;*

06/23/2016  **Motion to Dismiss** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
*Plaintiff, Jimijack Irrevocable Trust's, Through Its Trustees, Motion To Dismiss Defendant In Intervention Nationstar*  
 Denied Without Prejudice;  
 Journal Entry Details:  
*Matter argued and submitted. Court stated its findings, and ORDERED, Plaintiff, Jimijack Irrevocable Trust's, Through Its Trustees, Motion to Dismiss Defendant In Intervention Nationstar is DENIED WITHOUT PREJUDICE. Mr. Smith to prepare the Order, circulating to Mr. Hong for approval as to form and content.;*





07/14/2016  **Status Check** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
*RE: Possible consolidation with A730078 (DC 23 case)*  
 Matter Heard;  
 Journal Entry Details:  
*STATUS CHECK RE: POSSIBLE CONSOLIDATION WITH A730078 (DC23 CASE) Mr. Smith not present. Mr. Hong requested upcoming hearings be combined and heard on 8/4/16, waived reply. Court directed Mr. Hong to send out a notice of hearing or order regarding the*

EIGHTH JUDICIAL DISTRICT COURT

CASE SUMMARY

CASE NO. A-15-720032-C

*change of dates (file and e-serve). Mr. Hong requested that if he changes his mind and wants to reply could he file by 7/25/16 - Court notes it will be fine with that. COURT ORDERED, Jimijack Irrevocable Trust's Motion to Consolidate Case No. A-16-730078-C and A-15-720032-C currently set on 8/5/16 and Plaintiff, Jimijack Irrevocable Trust's, Through Its Trustees, Motion for Summary Judgment on Order Shortening Time currently set on 8/16/16 are both rescheduled and will now be heard on 8/4/16 at 9:30 am. Matter recalled. (9:50 am) Mr. Smith now present. Court provided overview of hearing. Mr. Smith states he was not intending to oppose the motion to consolidate, will file a non-opposition to the motion.;*

- 08/04/2016 **Motion to Consolidate** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
*Jimijack Irrevocable Trust's Motion To Consolidate Case No. A-16-730078-C And Case No. A-15-720032-C*  
Granted;
- 08/04/2016 **Motion for Summary Judgment** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
*Plaintiff, Jimijack Irrevocable Trust's, Through Its Trustees, Motion For Summary Judgment On Order Shortening Time*  
Denied Without Prejudice;
- 08/04/2016  **All Pending Motions** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
Matter Heard;  
Journal Entry Details:  
*JIMIACK IRREVOCABLE TRUST'S MOTION TO CONSOLIDATE CASE NO. A-16-730078-C AND CASE NO. A-15-720032-C: There being no opposition, COURT ORDERED, Motion GRANTED, pursuant to EDCR 2.20 and on the merits. PLAINTIFF, JIMIACK IRREVOCABLE TRUST'S, THROUGH ITS TRUSTEES, MOTION FOR SUMMARY JUDGMENT ON ORDER SHORTENING TIME: Matter argued and submitted. Court finds material issues of fact in dispute, and ORDERED, Motion DENIED WITHOUT PREJUDICE. Mr. Kelley to prepare the Orders, circulating to Mr. Hong for approval as to form and content.;*
- 09/29/2016  **Motion to Intervene** (9:00 AM) (Judicial Officer: Kishner, Joanna S.)  
*Third Parties Nona Tobin and Steve Hansen's Motion to Intervene*  
Denied Without Prejudice;  
Journal Entry Details:  
*Matter argued and submitted. COURT ORDERED, Third Parties Nona Tobin and Steve Hansen's Motion to Intervene is Procedurally DENIED WITHOUT PREJUDICE. Ms. Tobin states she will re-file. Mr. Hong to prepare the order, circulating for approval as to form and content.;*
- 12/20/2016  **Motion to Intervene** (9:00 AM) (Judicial Officer: Kishner, Joanna S.)  
*Nona Tobin's Motion to Intervene Into Consolidated Quiet Title Cases A-15-720032-C and Former Case A-16-730078*  
Granted;  
Journal Entry Details:  
*Ms. Tobin stated she was the beneficiary and trustee of the trust that was the owner of the property at the time of the disputed Homeowners Association sale. Ms. Tobin argued she had an interest in the property, her motion was timely filed and served, and that Pltf.'s opposition was not timely filed and as such pursuant to 2.20 should be disregarded. Mr. Hong argued the case was over a year and a half old and at this juncture it was between Nationstar and his client and that the question was whether the deed of trust was free and clear or not. Mr. Wong argued there was no right of redemption and that he did not see any right Ms. Tobin could claim and that his opposition was timely filed. Following further arguments by Ms. Tobin, COURT STATED FINDINGS AND ORDERED, Motion GRANTED; Ms. Tobin has until January 6, 2017 to prepare the order. COURT FURTHER ORDERED the parties to complete the JCCR and prepare the appropriate report.;*
- 03/28/2017  **Motion to Dismiss** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
**03/28/2017, 04/27/2017, 05/25/2017**  
*Sun City Anthem Community Association's Motion to Dismiss Nona Tobin, an Individual and Trustee of the Gordon B. Hansen Trust's Cross-Claim*  
Continued;

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

Denied in Part;  
 Granted in Part;  
 Continued;  
 Denied in Part;  
 Granted in Part;  
 Continued;  
 Denied in Part;  
 Granted in Part;


Journal Entry Details:


*SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION TO DISMISS NONA TOBIN, AN INDIVIDUAL AND TRUSTEE OF THE GORDON B. HANSEN TRUST'S CROSS-CLAIM*  
 Also present, *Jakub Medrala, Esq., on behalf of Opportunity Homes, Inc. (per Clerk - no notice of appearance filed). Court notes multiple motions on four different days in proximity, all motions are interrelated. Statements by Ms. Tobin. Upon Court's inquiry, Ms. Ochoa agrees that matters should be consolidated on one day. Mr. Medrala also agrees. Discussion. Upon Court's inquiry, both Mr. Medrala and Ms. Ochoa state a settlement conference would not be helpful at this time. COURT ORDERED, matter CONTINUED to 4/27/17 at 9:30 am. All motions currently set on 4/6/17 and 4/18/17 will now be heard on 4/27/17 at 9:30 am. CONTINUED TO: 4/27/17 9:30 AM;*

04/27/2017 **Opposition and Countermotion (9:30 AM)** (Judicial Officer: Kishner, Joanna S.)  
*Opposition To Sun City Anthem Community Association's Motion To Dismiss And Counter Motion For Order Voiding The HOA Sale*  
 Denied Without Prejudice;

04/27/2017 **Motion for Summary Judgment (9:30 AM)** (Judicial Officer: Kishner, Joanna S.)  
*Thomas Lucas's and Opportunity Homes, LLC's Motion for Summary Judgment*  
 Motion Granted;

04/27/2017 **Motion to Dismiss (9:30 AM)** (Judicial Officer: Kishner, Joanna S.)  
*Cross-Defendant Sun City Anthem Community Association's Motion To Dismiss Nona Tobin's Cross-Claims*  
 Denied Without Prejudice;

04/27/2017  **All Pending Motions (9:30 AM)** (Judicial Officer: Kishner, Joanna S.)  
 Matter Heard;  
 Journal Entry Details:  
*Jakub Medralla Esq. present on behalf of Thomas Lucas and Opportunity Homes LLC. CROSS-DEFENDANT SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION TO DISMISS NONA TOBIN'S CROSS-CLAIMS... Matter argued and submitted. COURT ORDERED, Motion DENIED WITHOUT PREJUDICE. SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION TO DISMISS NONA TOBIN, AN INDIVIDUAL AND TRUSTEE OF THE GORDON B HANSEN TRUST'S CROSS... Matter argued and submitted. COURT ORDERED, Motion DENIED WITHOUT PREJUDICE as to Nona Tobin as an individual; Ruling DEFERRED as to Nona Tobin as a Trustee of the Gordon B. Hansen Trust. COURT FURTHER ORDERED, Status Check SET. OPPOSITION TO SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION TO DISMISS AND COUNTER MOTION FOR ORDER VOIDING THE HOA SALE... Matter argued and submitted. COURT ORDERED, Motion DENIED WITHOUT PREJUDICE. THOMAS LUCAS'S AND OPPORTUNITY HOMES, LLC'S MOTION FOR SUMMARY JUDGMENT.. Matter argued and submitted. COURT ORDERED, Motion GRANTED. Court directed Mr. Medralla to prepare the Order, circulating to all parties for approval as to form and content in accordance with EDCR 7.21. 5/23/17 9:30 A.M. STATUS CHECK: CORPORATE COUNSEL (GORDON B. HANSEN TRUST);*


05/23/2017  **Status Check (9:30 AM)** (Judicial Officer: Kishner, Joanna S.)  
**05/23/2017, 05/25/2017**  
*Status Check: Corporate Counsel (Gordon B. Hansen Trust)*  
 Continued;  
 Matter Heard;  
 Continued;  
 Matter Heard;

**CASE SUMMARY****CASE NO. A-15-720032-C**

## Journal Entry Details:

*Pursuant to representations of counsel, COURT ORDERED, matter CONTINUED, as well as reset Motion to Dismiss to the same date and time. 5/25/17 9:30 AM STATUS CHECK: CORPORATE COUNSEL (GORDON B. HANSEN TRUST)...MOTION TO DISMISS;*

05/25/2017

 **All Pending Motions (9:30 AM)** (Judicial Officer: Kishner, Joanna S.)

Matter Heard;

## Journal Entry Details:

*STATUS CHECK: CORPORATE COUNSEL (GORDON B. HANSEN TRUST) SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION TO DISMISS NORA TOBIN, AN INDIVIDUAL AND TRUSTEE OF THE GORDON B. HANSEN TRUST' S CROSS-CLAIM Court noted corporate counsel filed a Notice of Appearance. Upon Court's inquiry regarding status of case, Mr. Coppedge spoke with Mr. Ochoa yesterday and has reread the motions. Mr. Coppedge concurs with the Motion to Dismiss, until time for mediation, that all claims for relief and cross claims, except for quiet title be dismissed without prejudice. Mr. Coppedge stated he was inclined to file an amended cross claim to resolve any issues. Colloquy regarding procedural history of the case. Mr. Ochoa stated they have no claim to quiet title; therefore, that claim should not keep them in the case pending NRED mediation. Court stated its inclination. Colloquy. As to Nona Tobin's countermotion to void the sale, Mr. Coppedge WITHDREW motion without prejudice. Mr. Ochoa stated she filed two countermotions. COURT ORDERED, GRANTED IN PART, DENIED IN PART. COURT ORDERED, countermotions filed March 3 and March 31 WITHDRAWN WITHOUT PREJUDICE, at the request of counsel. COURT ORDERED, Motion to Dismiss GRANTED, pursuant to stipulation of parties to all claims other than quiet title; DENIED WITHOUT PREJUDICE with regards to the quiet title claim. The Court takes no position on the propriety of any actions that may have happened after the crossclaim. Mr. Ochoa to prepare order regarding Motion to Dismiss and two countermotions to avoid the sale, circulating for approval as to form and content in accordance with EDCR 7.21. ;*

04/17/2018


 **Discovery Conference (10:30 AM)** (Judicial Officer: Bulla, Bonnie)*Discovery Conference*

Matter Heard;

## Journal Entry Details:

*Colloquy re: Deft in Intervention's ICCR, and Ms. Whelan is new counsel. Mr. Hong thought a JCCR was filed. COMMISSIONER RECOMMENDED, Status Check SET; provide a file stamped courtesy copy of JCCR, if the dates work a Scheduling Order will issue, and upon request the Status Check would come off calendar. Commissioner stated people are playing different roles in the case, and counsel must sign in all capacities. Dates in Deft in Intervention's ICCR are fine, or counsel can agree to other dates. Mr. Ochoa stated another party is not present (original purchaser), and colloquy re: someone was taken out by Summary Judgment. 5-15-18 9:30 a.m. Status Check: JCCR;*

05/15/2018

 **Status Check (9:30 AM)** (Judicial Officer: Bulla, Bonnie)*Status Check: JCCR*

Scheduling Order Will Issue; Status Check: JCCR

## Journal Entry Details:

*Status Check: JCCR Ms. Whelan stated the Joint Conference Report will be done today, they are ready to sign. She also noted her agreement to the same dates as submitted by the Bank. Counsel anticipate two to three days for trial re: Quiet Title Action. COMMISSIONER RECOMMENDED, discovery cutoff is 2/28/19; adding parties, amended pleadings, and initial expert disclosures DUE 11/30/18; rebuttal expert disclosures DUE 12/31/18; dispositive motions TO BE FILED BY 4/1/19. Scheduling Order will issue and a memo will be sent to the trial court. Ms. Whelan stated that Mr. Medrela emailed to say he did not realize there was a scheduling today and that is why he is not present. COMMISSIONER ADVISED his appearance today will be excused. COMMISSIONER REQUESTED Ms. Whelan to get the Joint Case Conference Report on file and to send this Court a courtesy copy.;*

01/10/2019

 **Motion to Amend Answer (9:00 AM)** (Judicial Officer: Kishner, Joanna S.)

*Defendant In Intervention/Counterclaimant/Cross-Claimant's, Nona Tobin, as Trustee of the Gordon B. Hansen Trust, Motion to Amend Answer, Counterclaim and Crossclaims*

Motion Granted;

## Journal Entry Details:



**CASE SUMMARY**

**CASE NO. A-15-720032-C**

*Ms. Coppedge stated the motion was unopposed. The Court raised its concern regarding the age of the case and EDCR 1.90. Ms. Coppedge stated they were not seeking to add any new claims and it does not affect the current trial date. Colloquy regarding claims remaining. Ms. Coppedge indicated that the quiet title on the HOA sale remains, there are parties that have been dismissed and others that have disclaimed an interest. Mr. Anderson indicated the parties would confer to clean up the caption. Accordingly, COURT ORDERED Motion GRANTED based on the representation that it does not add additional parties or cross-claims and it will not affect the trial date. The Court further stated it would revisit the proper case caption at the upcoming Status Check, if necessary.;*

03/05/2019

**Motion for Summary Judgment (4:45 PM)** (Judicial Officer: Kishner, Joanna S.)  
**03/05/2019, 03/26/2019**


*Cross-Defendant Sun City Anthem Community Association's Motion For Summary Judgment*  
 Granted;  
 Motion Granted;  
 Granted;  
 Motion Granted;

03/05/2019

**Joinder (4:45 PM)** (Judicial Officer: Kishner, Joanna S.)  
**03/05/2019, 03/26/2019**

*Nationstar Mortgage LLC's Limited Joinder To Sun City Anthem Community Association's Motion For Summary Judgment*  
 Granted;  
 Motion Granted;  
 Granted;  
 Motion Granted;

03/05/2019

 **All Pending Motions (4:45 PM)** (Judicial Officer: Kishner, Joanna S.)


Matter Heard;  
 Journal Entry Details:  
*CROSS-DEFENDANT SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION FOR SUMMARY JUDGMENT NATIONSTAR MORTGAGE LLC'S LIMITED JOINDER TO SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION FOR SUMMARY JUDGMENT On February 5, 2019, Sun City Anthem Community Association filed a Motion for Summary Judgment and on February 12, 2019, Nationstar filed a Limited Joinder. Based on the date the Motion for Summary Judgment was filed and the date of the filing of the limited Joinder, no timely Opposition was filed. In accordance with EDCR 2.20 the failure to file a timely Opposition "can be construed as an admission that he motion and/or joinder is meritorious and a consent to grant the same." Thus, the Court in accordance with EDCR 2.23 advances the matter as "the time to oppose has passed and no opposition has been filed." The Court also GRANTS the Motion in accordance with EDCR 2.20. Counsel for Movant, Sun City Anthem is directed to prepare an Order with findings of fact and conclusions of law consistent with NRCP 56 and provide it to counsel and the Court within ten days in accordance with EDCR 7.21. CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Tena M. Jolley, to all registered parties for Odyssey File & Serve. (tmj:3/5/19);*

03/26/2019

**Status Check (9:30 AM)** (Judicial Officer: Kishner, Joanna S.)

To be heard with other matters  
 Matter Heard;

03/26/2019

 **All Pending Motions (9:30 AM)** (Judicial Officer: Kishner, Joanna S.)


Matter Heard;  
 Journal Entry Details:  
*STATUS CHECK Counsel anticipate 2-3 day Bench Trial with all testimony from live witnesses and nothing unique for trial. Mr. Ochoa indicated he was unavailable the week of May 28, 2019, the first week of the five-week stack. The Court stated he could revisit the issue at the Pre Trial Conference scheduled for April 25, 2019. CROSS-DEFENDANT SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION FOR SUMMARY JUDGMENT...NATIONSTAR MORTGAGE LLC'S LIMITED JOINDER TO SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION FOR SUMMARY JUDGMENT After the Court's consideration of the papers submitted by counsel in connection with this matter, and, having heard the oral arguments presented by Mr. Ochoa, Ms. Morgan and Mr. Coppedge, Mr. Hong made a Oral Motion for Joinder to Cross-Defendant's Motion for Summary*

## CASE SUMMARY

CASE NO. A-15-720032-C

*Judgment. Mr. Coppedge objected as untimely; the Court DENIED Mr. Hong's Oral Motion for Joinder; and COURT ORDERED, Cross-Defendant Sun City Anthem Community Association's Motion for Summary Judgment and Nationstar Mortgage LLC's Limited Joinder thereto GRANTED as a matter of law as to the claims asserted by movant having met their burden and based on a totality of the evidence. The Court DIRECTED Mr. Ochoa to prepare detailed Findings of Fact and Conclusions of Law circulating to all counsel and provide it back to the Court in accordance with EDCR 7.21.;*

04/23/2019

 **All Pending Motions (9:00 AM)** (Judicial Officer: Kishner, Joanna S.)



Matter Heard;

Journal Entry Details:

*TOBIN OPPOSITION TO NATIONSTAR MOTION FOR SUMMARY JUDGMENT AGAINST JIMIACK AND COUNTERMOTION FOR SUMMARY JUDGMENT TOBIN OPPOSITION TO NATIONSTAR MOTION FOR SUMMARY JUDGMENT AGAINST JIMIACK AND COUNTERMOTION FOR SUMMARY JUDGMENT COURT NOTED on April 9, 2019 a Notice of Appearance was filed; however a Notice of Withdrawal was never received from Mr. Mushkin's firm on behalf of Ms. Tobin. Mr. Hong stated Mr. Mushkin's office represented Tobin as the trustee for the Hansen Trust, not as an individual. Further, when Ms. Tobin appeared in the case originally, in proper person, the Court advised her she did not have standing because she was not the trustee. Thereafter, she appeared as the trustee and Mr. Mushkin represented her. Further, she did not have standing due to as an individual she did not have anything to do with this case. Additionally, when the Court granted the HOA's Motion for Summary Judgment against the Trust that concluded. Therefore, Ms. Tobin filed an opposition/counter-motion in proper person, individually. Ms. Tobin did not have standing in this case. The only party that had standing was the trust being they were the former owner when the foreclosure occurred. Moreover, Ms. Tobin intervened in the other case that was consolidated with this case as a trustee. COURT FURTHER NOTED in was in receipt of a Notice of Settlement of Nationstar, Joel Stokes and Sandra F. Stokes as Trustee of the Jimijack Irrevocable Trust stating that it had reached agreement on all material terms. Upon Court's inquiry, counsel stated that the May 7, 2019 Motion for Summary Judgment hearing could be moot. Ms. Morgan stated they would withdraw the motion. COURT FINDS there was a Notice of Appearance from the Sun City Anthem and there was not anything else that remained this case. Further, the Court would need to set a status check as to settlement documents between the parties that filed a Notice of Settlement on April 12, 2019. Ms. Morgan stated Nona Tobin still had claims against Jimijack. Upon Court's further inquiry, Mr. Hong acknowledged that Mr. Mushkin was counsel for the trustee and he was counsel for Jimijack. Mr. Hong stated based on this Court's previous Order for Summary Judgment in Favor of the buyer, Opportunity Homes, it would be requested to file a simple motion mirroring the Court's Order similar to a res judica noting that the claims alleged by the trust were identical. COURT NOTED it could not grant any oral leave without a hearing or other parties present. COURT FINDS there was a rogue document filed, Notice of Appearance on April 9, 2019 of Nona Tobin in Proper Person. There was not leave sought by Ms. Tobin for any individual capacity. Further, the only portion of this case in which Ms. Tobin was involved, in any capacity, was as Trustee of the Gordan B. Hansen, August 22, 2008. In that capacity Ms. Tobin was represented by counsel. That counsel had not filed any motion to withdraw, any pleadings on behalf of Ms. Tobin as Trustee for Gordan B. Hansen Trust would need to be filed by counsel. COURT ORDERED the Notice of Appearance filed April 9, 2019 was a rogue document, therefore STRICKEN. COURT NOTED as to the Notice of Completion of Mediation filed on April 9, 2019, the Court already had a prior document with regards to the completion of mediation Furthermore, since that was also filed by Ms. Tobin, individually, and not her counsel, COURT FURTHER ORDERED, Notice of Completion of Mediation filed April 9, 2019 STRICKEN. COURT FINDS the Tobin's Opposition to Nationstar Summary Judgment against Jimijack and counter-motion filed April 10, 2019 at 11:17 a.m., filed by Nona Tobin, not filed by Mr. Mushkin as counsel as trustee of the Gordan B. Hansen Trust, a rogue document, therefore, COURT ADDITIONALLY ORDERED, Tobin's Opposition to Nationstar Summary Judgment against Jimijack and counter-motion STRICKEN. COURT FINDS that if the Court reviewed the underlying arguments, which it could not, even independently, it was understood that there were no claims between Nationstar that currently existed with regards to Nona Tobin as Trustee of the Gordan Hansen Trust. There would not be an appropriate opposition. COURT ORDERED, the April 12, 2019 at 1:40 a.m. Tobin Opposition To Nationstar Motion For Summary Judgment Against Jimijack And Counter Motion For Summary Judgment Hearing Requested Conjunction With Hearing For Nationstar MSJ Scheduled STRICKEN being a rogue documents. COURT FURTHER ORDERED, the Notice of Appearance Nona Tobin in Proper Person and the Notice of Completion of Mediation filed on April 12, 2019 STRICKEN as rogue and duplicative. COURT ADDITIONALLY ORDERED, April 12, 2019 1:11 AM Notice of Completion of Mediation and April 12, 12:39 am Notice of Appearance STRICKEN*

**CASE SUMMARY****CASE NO. A-15-720032-C**

as rogue and duplicative. On April 17, 2019 at 8:37 a.m., Tobin's Reply In Support of Joinder to Nationstar Mortgage, LLC's Motion For Summary Judgment and Reply In Support Of Tobin's Motion For Summary Judgment, COURT ADDITIONALLY motion ORDERED STRICKEN as rogue. COURT was NOT FINDING that it should strike the April 19th Response by Nationstar, being it was clarification to enlighten the Court the improper filing of documents. Upon Court's inquiry, Ms. Morgan stated she was not requesting the Court to take action. As to the remaining underlying documents, Mr. Hong stated they would withdraw and vacate the Stipulation to Extend the briefing scheduling noting it was prepared and filed prior to settlement, that document was now moot. Upon Court's inquiry, Mr. Hong acknowledged the Court could disregard the stipulation as to the briefing schedule. As to the pending Motion for Summary Judgment on May 7th. Ms. Morgan stated that would not be heard stating the only claims remained had been resolved and she would file a Notice of Withdraw. At the request of the movant, no opposition by Mr. Hong, and since only party which could had filed any pleadings, COURT ORDERED, May 7, 2019 Motion for Summary Judgment VACATED. COURT NOTED the Calendar Call and Bench Trial dates would remain. Further, Nona Tobin as Trustee for the Gordan B. Hansen Trust versus Jimijack were the only remaining parties in these combined cases, A720032 with A730078. Ms. Morgan advised Tobin as Trustee also had pending claims against Yuen K. Lee and F Bonderant LLC. Colloquy regarding the caption. COURT ORDERED, Status Check SET regarding Settlement Documents. 05/21/19 STATUS CHECK: SETTLEMENT DOCUMENTS CLERK'S NOTE: Minutes amended to reflect the additional stricken documents as follows: 04/12/19 1:11 AM Notice of Completion of Mediation and 04/12/19 12:39 AM Notice of Appearance. ndo05/09/19 ;

- 04/23/2019 **Opposition and Counter-motion** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
Tobin Opposition to Nationstar Motion for Summary Judgment Against Jimijack and Counter-motion for Summary Judgment  
Matter Heard;
- 04/23/2019 **Opposition and Counter-motion** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
Tobin Opposition to Nationstar Motion for Summary Judgment Against Jimijack and Counter-motion for Summary Judgment  
Matter Heard;
- 04/25/2019  **Pre Trial Conference** (10:15 AM) (Judicial Officer: Kishner, Joanna S.)  
Matter Heard;  
Journal Entry Details:  
Joseph Hong, Esq., present telephonically on Court Call on behalf of Plaintiff. Colloquy regarding remaining parties on this matter. MATTER TRAILED. MATTER RECALLED. All parties present as before. Court stated co-counsel, Tom Grover, was to be here by 10:15 AM and this Court impose sanctions. Colloquy regarding Nona Tobin now representing herself. Court noted there were a series of documents filed by Ms. Tobin stricken, as she is represented by counsel. Mr. Coppedge stated Ms. Tobin requested they withdraw as Ms. Tobin's counsel as an individual. COURT STATED today is only on calendar for Pre-Trial Conference and there needs to be a judicial day notice of the request. Ms. Morgan confirmed she has circulated a stipulation to conform the caption. Court noted the remaining parties are the Tobin parties and the parties represented in the Counter Defendant role by Mr. Hong. Mr. Coopedge stated trial can take up to 2.5 days. COURT ORDERED, trial #3 on the 06/05 stack; trial dates SET. 05/23/19 3:30 PM CALENDAR CALL 06/05/19 10:00 AM BENCH TRIAL Minute Order prepared by review of JAVS. hvp/5/23/19;
- 05/07/2019 **CANCELED Motion for Summary Judgment** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
Vacated - per Judge  
NationStar Mortgage LLC's Motion for Summary Judgment
- 05/21/2019  **Status Check** (9:00 AM) (Judicial Officer: Kishner, Joanna S.)  
Status Check: Settlement Documents  
Matter Heard;  
Journal Entry Details:  
Mr. Hong appeared telephonically through Court Call. Ms. Wittig informed the Court parties were going along with settlement, however, there was a motion for reconsideration filed on the HOA's motion for summary judgment; further noting she believes her client needs to wait until the Court rules on the motion for reconsideration in order to finish the settlement, the settlement agreement was drafted and was executed, however, her client is waiting on transfer

## CASE SUMMARY

CASE NO. A-15-720032-C


of funds until after the motion for reconsideration is heard, as this could affect the settlement. Mr. Hong confirmed the settlement documents were signed, and in terms of payment, his client is waiting for the ruling on the motion for reconsideration. Mr. Coppedge stated his client had requested for him to withdraw from the case, to proceed pro se, and there is a motion pending on this. Mr. Ochoa requested Court to hear the motion for reconsideration first, further noting an objection was filed, the other parties are attempting to settle to resolve all issues; and he would request Calendar Call be heard after the decision on the motion for reconsideration. Parties made no objection to moving the Calendar Call. Upon Court's inquiry, Mr. Coppedge estimated 1 binder of exhibits as to Nona Tobin; and Mr. Hong confirmed his client will have no exhibits. COURT ORDERED, Motion for reconsideration and Calendar Call are RESET. Following objections by counsel, COURT ADDITIONALLY ORDERED, hearing SET on the Motion to substitute. Oppositions and any joinders are due May 24, 2019 by 3:00 p.m. Trial exhibits and any required trial documents for the Court are due at time of Calendar Call. 5/29/19 8:30 A.M. CROSS-CLAIMANT NONA TOBIN'S MOTION FOR RECONSIDERATION...MOTION TO SUBSTITUTE REAL PARTY IN INTEREST AND TO WITHDRAW AS COUNSEL OF RECORD FOR COUNTERCLAIMANT NONA TOBIN ON ORDER SHORTENING TIME 6/03/19 8:45 A.M. CALENDAR CALL 6/05/19 10:00 A.M. BENCH TRIAL (3 DAYS) ;

- 05/29/2019 **Motion For Reconsideration** (8:30 AM) (Judicial Officer: Kishner, Joanna S.)  
Cross-Claimant Nona Tobin's Motion For Reconsideration  
Denied;
- 05/29/2019 **Motion for Substitution** (8:30 AM) (Judicial Officer: Kishner, Joanna S.)  
Motion To Substitute Real Party In Interest And To Withdraw As Counsel Of Record For Counterclaimant Nona Tobin On Order Shortening Time  
Off Calendar;
- 05/29/2019  **All Pending Motions** (8:30 AM) (Judicial Officer: Kishner, Joanna S.)  
All Pending Motions (5/29/2019)  
Matter Heard;  
Journal Entry Details:  
Mr. Mushkin not present. Court stated a call was received in Chambers that one of the parties was stuck in traffic this morning. Court TRAILED and RECALLED matter at 8:30 A.M. Upon Court's inquiry, the parties in Court confirmed not receiving any updates from opposing counsel. Mr. Hong requested to go forward with the hearing. Court TRAILED matter to call another case on Calendar. CASE RECALLED. Mr. Mushkin present in Court. CROSS-CLAIMANT NONA TOBIN'S MOTION FOR RECONSIDERATION Court addressed preliminary matters, history of the case, and the Motion. COURT ORDERED, any representation about Nona Tobin being an individual party in the case is STRICKEN. Court also addressed the order issued in April, 2019. Court noted the name of the trust is unclear, and both of the names of the trusts on the captions of various pleadings list different numbers. Arguments by counsel. COURT ORDERED, Motion DENIED. MOTION TO SUBSTITUTE REAL PARTY IN INTEREST AND TO WITHDRAW AS COUNSEL OF RECORD FOR COUNTERCLAIMANT NONA TOBIN ON ORDER SHORTENING TIME At request of counsel, COURT ORDERED, Motion TAKEN OFF CALENDAR. Mr. Ochoa to prepare the order.;
- 06/03/2019  **Calendar Call** (8:45 AM) (Judicial Officer: Kishner, Joanna S.)  
Reset at PTC  
Matter Heard;  
Journal Entry Details:  
Parties made appearances; and Mr. Coppedge identified Ms. Tobin as an individual. Court clarified there is nothing in the record that shows Ms. Tobin as an individual, the Court had asked Mr. Mushkin about this at the last hearing, the intervention motion was granted back in 2016 as Tobin trustee on behalf of the trust, there is nothing in the record that allowed Ms. Tobin to come in as an individual, and a trustee has to be represented by counsel. Court addressed the caption issue and history of the case, including the ruling made at the prior hearing. Upon Court's inquiry about whether a Rule 2.67 conference was held, Mr. Coppedge stated this occurred two weeks ago, telephonically, and he does not have an exact date. Mr. Hong noted he spoke with opposing counsel telephonically, and will not be providing witnesses or documents. Court noted there was a Joint Case Conference Report filed and an Individual Case Conference Report filed. Statements by counsel. Court addressed the procedural aspects of the case; and determined non-compliance by the parties under EDCR

**CASE SUMMARY****CASE NO. A-15-720032-C**

2.67, EDCR 2.68, and EDCR 2.69 or NRCP 16.1 (a) (3); and no pre-trial memorandums were filed, no joint pre-trial memorandums were filed, and there were no pre-trial disclosures. Parties did not provide trial exhibits. Court stated neither side can provide documents or witnesses at trial. Trial schedule was provided to the parties by Court, orally. **COURT ORDERED**, trial date SET. 6/05/19 8:30 A.M. **BENCH TRIAL CLERK'S NOTE**: Minutes updated to only include the trial start time for June 5, 2019. (6/04/19 sb);

06/05/2019

 **Bench Trial** (8:30 AM) (Judicial Officer: Kishner, Joanna S.)

06/05/2019-06/06/2019

**MINUTES**

Firm #3 set at PTC

Trial Continues;

Continued for Chambers Decision;

Journal Entry Details:

*Counter Claimant Nona Tobin, present with Mr. Coppedge, as Trustee of the Gordon B. Hansen Trust. Parties appeared for the scheduled Bench Trial. Testimony presented (See Worksheets.). Both sides rested. No rebuttal case was presented. No closing arguments were made. Court confirmed it received proposed findings of fact and conclusions of law from both sides. COURT ORDERED, a written decision to issue; hearing SET for decision on the Court's Chamber's Calendar for June 21, 2019. Court adjourned. Bench trial ENDS. ;*

**MINUTES**

Firm #3 set at PTC


Trial Continues;

Continued for Chambers Decision;


Journal Entry Details:

*Counter Claimant Nona Tobin, present with Mr. Coppedge, as Trustee of the Gordon B. Hansen Trust Dated 8/22/09. Upon Court's inquiry, Mr. Hong confirmed he represents Joel A. Stokes and Sandra F. Stokes, as Trustees of the Jimijack Irrevocable Trust, Yuen K. Lee, and F. Bondurant, LLC, Counter Defendants. Parties appeared for the scheduled Bench Trial. Court addressed the caption issue; and noted there is nothing in the record to support that Ms. Tobin is an individual, as she is named as a trustee; and the caption needs to be corrected. COURT ORDERED, Caption AMENDED to be read as follows: Nona Tobin, as Trustee of the Gordon B. Hansen Trust, Counter Claimant vs. Joel A. Stokes and Sandra F. Stokes, as Trustees of the Jimijack Irrevocable Trust, Yuen K. Lee, an individual, and F. Bondurant, LLC, Counter Defendants. Following statements by counsel, Court determined there was non-compliance under NRCP 11, as no proposed findings of facts and conclusions of law were submitted to the Court, prior to this bench trial. COURT ORDERED, the proposed findings of facts and conclusions of law from Counter Defendant, are due by the end of the day today at 5:00 p.m., with courtesy copies provided to the Court, or the Court may strike the Answers filed by Counter Defendant. Opening statements by counsel. Court recessed. TRIAL CONTINUES. 6/06/19 9:45 A.M. BENCH TRIAL ;*

**SCHEDULED HEARINGS****SCHEDULED HEARINGS**

 **Decision** (06/21/2019 at 3:00 AM) (Judicial Officer: Kishner, Joanna S.)

06/21/2019


 **Decision** (3:00 AM) (Judicial Officer: Kishner, Joanna S.)

Minute Order - No Hearing Held;

Journal Entry Details:

*Decision made Order filed separately. CLERK'S NOTE: This Minute Order was electronically served to all registered parties for Odyssey File & Serve. /mt;*

07/09/2019

 **Motion to Withdraw as Counsel** (9:00 AM) (Judicial Officer: Barker, David)

*Motion To Withdraw As Counsel*

Granted;

Journal Entry Details:

*Nona Tobin, was present in Court. Mr. Coppedge not present. Court TRAILED and RECALLED matter. Mr. Coppedge informed the Court Ms. Tobin is requesting his firm to withdraw from representing her. COURT ORDERED, Motion GRANTED. Mr. Coppedge to prepare the order. Court told Ms. Tobin to go secure new counsel if that is in her best*

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

*interest.;*

- 09/03/2019 **Motion for New Trial** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
*Nona Tobin's Motions for a New Trial Per Rule 54 (B) and Rule 59 (1)(A)(B)(C)(F)*  
 Pursuant to joint request of parties to consolidate hearings  
 Stricken;
  
- 09/03/2019 **Motion to Dismiss** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
*Tobin Motion to Dismiss Pursuant to NRS 38.310(2)*  
 Stricken;
  
- 09/03/2019 **Response and Countermotion** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
*Counter-Defendants' Response To Nona Tobin's Motion For A New Trial Per Rule 54(B) And Rule 59(1)(A)(B) (C) (F) And Motion To Dismiss Pursuant To NRS 38.310(2) And Countermotion To Strike From The Record The Rogue Motions And For Attorney's Fees And Costs Pursuant To E.D.C.R. Rule 7.60(b)(1) And/Or (3)*  
 Granted in Part;
  
- 09/03/2019 **Joinder** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
*Sun City Anthem Community Association's Joinder to: Counterdefendants Response to Nona Tobin's Motion for a New Trial per Rule 54(B) and Rule 59 (1)(A)(B)(C)(F) and Motion to Dismiss Pursuant to NRS 38.310(2) and Countermotion to Strike from the Record the Rogue Motions and Sun City Anthem Community Associations Countermotion to Strike Notice of Lis Pendens with Attached Complaint, for a Vexatious Litigant Order, and for Attorneys' Fees Pursuant to NRS 18.010 and EDCR 7.60*  
 Granted in Part;
  
- 09/03/2019 **Joinder** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
*Counterdefendants' Joinder to Sun City Anthem Community Association's Countermotion to Strike Notice of Lis Pendens With Attached Complaint*  
 Granted;
  
- 09/03/2019  **All Pending Motions** (9:30 AM) (Judicial Officer: Kishner, Joanna S.)  
*All Pending Motions (9/03/2019)*  
 Matter Heard;  
 Journal Entry Details:  
*Nona Tobin present in Court. Court reminded parties about courtesy copies of pleadings being required for the Court. Mr. Hong apologized to the Court for not providing courtesy copies of the pleadings. Ms. Wittig informed the Court she was here today for Nationstar Mortgage, LLC, due to the appeal that was filed. Court addressed Ms. Tobin and noted her only role in this case is as Trustee of the Gordon B. Hansen Trust, and represented by counsel. Court addressed the ruling issued from Senior Judge Barker from July 9, 2019. Court also addressed its rulings from the detailed Findings of Facts and Conclusions of Law dated June 24, 2019. Court stated the order from the hearing dated July 9, 2019 was not filed. Court stated findings; and determined counsel for Ms. Tobin has not withdrawn from this case, and every single pleading filed by Ms. Tobin as an individual, are rogue pleadings. Court noted it cannot consider rogue pleadings. Thereafter, Court provided case law regarding oral pronouncements. Court stated there are pleadings that were filed including supplements, without the Court's permission. Court noted it cannot hear anything filed by Ms. Tobin as an individual. Mr. Hong objected to Ms. Tobin speaking to the Court as an individual. Arguments by counsel. Mr. Anderson joined. Ms. Wittig stated she does not have a position. Court stated it will let Ms. Tobin speak, however, the Court is not saying it could consider what Ms. Tobin has to say, as she is not a party as an individual and as a trustee she is represented by counsel. Ms. Tobin made statements to the Court about the case. Thereafter, Court stated it will not address the Motions filed by Ms. Tobin herself, to the extent such Motions were filed by Ms. Tobin as an individual. NONA MOTION TO DISMISS PURSUANT TO NRS 38.310 (2) (filed July 29, 2019)...NONA TOBIN'S MOTIONS FOR A NEW TRIAL PER RULE 54 (B) AND RULE 59 (1) (A) (B) (C) (F) (filed July 22, 2019) Court stated its findings; and ORDERED, Motions STRICKEN as the documents filed by Nona Tobin as an individual are rogue. COUNTER-DEFENDANTS' RESPONSE TO NONA TOBIN'S MOTION FOR A NEW TRIAL PER RULE 54 (B) AND RULE 59 (1) (A) (B) (C) (F) AND MOTION TO DISMISS PURSUANT TO NRS 38.310 (2) AND COUNTERMOTION TO STRIKE FROM THE RECORD THE ROGUE MOTIONS AND FOR ATTORNEY'S FEES AND COSTS PURSUANT TO E.D.C.R. RULE 7.60 (b) (1) AND / OR (3) CROSS-DEFENDANT SUN CITY ANTHEM COMMUNITY*


**CASE SUMMARY**

**CASE No. A-15-720032-C**

ASSOCIATION'S JOINDER TO: COUNTERDEFENDANTS' RESPONSE TO NONA TOBIN'S MOTION FOR A NEW TRIAL PER RULE 54 (B) AND RULE 59 (1) (A) (B) (C) (F) AND MOTION TO DISMISS PURSUANT TO NRS 38.310 (2) AND COUNTERMOTION TO STRIKE FROM THE RECORD THE ROGUE MOTIONS AND SUN CITY ANTHEM COMMUNITY ASSOCIATION'S COUNTERMOTION TO STRIKE NOTICE OF LIS PENDENS WITH ATTACHED COMPLAINT, FOR A VEXATIOUS LITIGANT ORDER, AND FOR ATTORNEYS' FEES PURSUANT TO NRS 18.010 AND E.D.C.R. 7.60 Court stated its findings; and ORDERED, Counter Motion to strike filed by Counterdefendants and Joinder filed by Cross-Defendant Sun City Anthem Community Association are GRANTED IN PART only to the extent the pleadings are asking the Court to strike rogue pleadings filed by Nona Tobin as an individual; the Motions for Attorneys fees and Joinders thereto are DENIED WITHOUT PREJUDICE; and the Motion to expunge the lis pendens is GRANTED, as the lis pendens could not be properly filed, per Court's prior rulings. Mr. Hong objected to the attorney fees not being imposed; and addressed the caption clean up issue. Mr. Anderson stated his request for attorney fees is related to his Countermotion for today on the Joinder. Court stated there is a challenge here, there is an attorney for the Trustee, and the attorney for the Trustee is not here. Further arguments by counsel. Ms. Tobin made further statements to the Court. Court stated it is the parties' obligation to get their clients' names correct in the pleadings, and the caption correct in the pleadings, and to also give correct information to the Court. Court noted one of the Motions scheduled for September 10, 2019 cannot be heard by the Court. Mr. Anderson requested Sun City Anthem's Motion to remain on calendar for September 10, 2019; and COURT SO ORDERED. Mr. Anderson to prepare the detailed orders from today's hearing, and to circulate them to opposing counsel. Ms. Wittig noted Nationstar Mortgage will waive its right to sign off on the proposed orders. CLERK'S NOTE: The Court considered the written Response filed by Counter-Defendants represented by Mr. Hong, and Joinder filed by Sun City Anthem Community Association, and did not strike those pleadings, when the Court made its ruling on striking pleadings filed by Nona Tobin as an individual. sb CLERK'S NOTE: Minutes updated. 9/09/19 sb;

09/10/2019 **Motion for Attorney Fees and Costs** (10:00 AM) (Judicial Officer: Kishner, Joanna S.)  
*Counter-Defendant Sun City Anthem Community Association's Motion for Attorneys' Fees and Costs Against the Gordon B. Hansen Trust*  
 Denied;

09/10/2019 **Opposition and Countermotion** (10:00 AM) (Judicial Officer: Kishner, Joanna S.)  
*Opposition to Sun City Anthem's Motions and to Strike Lis Pendens and for A Vexatious Litigant Order and Two Motions for Attorney Fees and Countermotion for an Order to Show Cause Why Sanctions Should not be Imposed*  
 Stricken;

09/10/2019  **All Pending Motions** (10:00 AM) (Judicial Officer: Kishner, Joanna S.)  
*All Pending Motions (9/10/2019)*  
 Matter Heard;  
 Journal Entry Details:  
*Court addressed Mr. Coppedge; and stated the order on the Motion to withdraw heard July 9, 2019 was not filed, and he is still counsel of record for Nona Tobin Trustee of the Gordon B. Hansen Trust, which is the only role she has in this case. Court cautioned counsel not to have his client file her own pleadings. OPPOSITION TO SUN CITY ANTHEM'S MOTIONS AND TO STRIKE LIS PENDENS AND FOR A VEXATIOUS LITIGANT ORDER AND TWO MOTIONS FOR ATTORNEY FEES AND COUNTERMOTION FOR AN ORDER TO SHOW CAUSE WHY SANCTIONS SHOULD NOT BE IMPOSED Based on Court's prior ruling from September 3, 2019, COURT ORDERED, Opposition to Sun City Anthem's Motions and to Strike Lis Pendens and for a Vexatious Litigant Order and Two Motions for Attorney Fees and Countermotion for an Order to Show Cause Why Sanctions Should Not Be Imposed filed August 27, 2019 by Nona Tobin as an individual STRICKEN as rogue pleadings; and, Nona Tobin Declaration in Opposition to Sun City Anthem's Motion for Attorney Fees Against the Gordon B. Hansen Trust filed August 20, 2019, is ALSO STRICKEN as rogue pleadings. Mr. Ochoa stated it was his understanding that the Court had denied Sun City Anthem Community Association Inc's Counter Motion for a Vexatious Litigant Order. Upon inquiry by Mr. Ochoa, Court clarified about what happened at the hearing on September 3, 2019, including what the Court's ruling was from that hearing. Court also clarified the only matter on for today was Sun City Anthem Community Association Inc.'s Motion for Attorneys fees and Costs. SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION FOR ATTORNEYS' FEES AND COSTS AGAINST THE GORDON B. HANSEN TRUST Arguments by counsel. Court stated its findings; and ORDERED, Motion DENIED, as nothing has been provided to the Court, to*

EIGHTH JUDICIAL DISTRICT COURT

**CASE SUMMARY**

**CASE NO. A-15-720032-C**

*allow the Court to grant the fees and costs, and there is no basis for Court to grant fees under EDCR 7.60. The caption issue was addressed further by the Court. Court also reminded the parties to be sure not to list their clients incorrectly or the caption incorrectly, on anything that gets filed. Court reminded the parties there are two proposed orders owed to the Court in this matter. Mr. Coppedge stated his firm is going to remain on the case as counsel for Nona Tobin as Trustee. ;*

DATE

FINANCIAL INFORMATION

<b>Counter Defendant</b> F. Bondurant LLC	
Total Charges	223.00
Total Payments and Credits	223.00
<b>Balance Due as of 12/23/2019</b>	<b>0.00</b>
<b>Cross Defendant</b> Oppurtunity Homes LLC	
Total Charges	200.00
Total Payments and Credits	200.00
<b>Balance Due as of 12/23/2019</b>	<b>0.00</b>
<b>Cross Defendant</b> Lee, Yuen K.	
Total Charges	30.00
Total Payments and Credits	30.00
<b>Balance Due as of 12/23/2019</b>	<b>0.00</b>
<b>Cross Defendant</b> Sun City Anthem Community Association Inc	
Total Charges	423.00
Total Payments and Credits	423.00
<b>Balance Due as of 12/23/2019</b>	<b>0.00</b>
<b>Counter Claimant</b> Gordon B. Hansen Trust Dated 8/22/08	
Total Charges	24.00
Total Payments and Credits	24.00
<b>Balance Due as of 12/23/2019</b>	<b>0.00</b>
<b>Trustee</b> Tobin, Nona	
Total Charges	495.00
Total Payments and Credits	295.00
<b>Balance Due as of 12/23/2019</b>	<b>200.00</b>
<b>Other</b> Nationstar Mortgage, LLC	
Total Charges	623.00
Total Payments and Credits	623.00
<b>Balance Due as of 12/23/2019</b>	<b>0.00</b>
<b>Plaintiff</b> JimiJack Irrevocable Trust	
Total Charges	281.50
Total Payments and Credits	281.50
<b>Balance Due as of 12/23/2019</b>	<b>0.00</b>
<b>Counter Defendant</b> Stokes, Joel A	
Total Charges	200.00
Total Payments and Credits	200.00
<b>Balance Due as of 12/23/2019</b>	<b>0.00</b>
<b>Trustee</b> Tobin, Nona	
Appeal Bond Balance as of 12/23/2019	<b>1,000.00</b>



# DISTRICT COURT CIVIL COVER SHEET

A-15-720032-C

County, Nevada

Case No. \_\_\_\_\_

XXXI

(Assigned by Clerk's Office)

## I. Party Information *(provide both home and mailing addresses if different)*

Plaintiff(s) (name/address/phone): Joel A. Stokes and Sandra F. Stokes 3 Summit Walk Trail Henderson, Nevada 89052	Defendant(s) (name/address/phone): Bank of America, N.A. 100 North Taylor Street #10 Charlotte, NC 28202
Attorney (name/address/phone): Joseph V. Hone Esq. 10781 West Lake Avenue Las Vegas, Nevada 89135 702 870-1777	Attorney (name/address/phone):

## II. Nature of Controversy *(please select the one most applicable filing type below)*

### Civil Case Filing Types

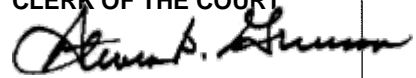
<b>Real Property</b> <b>Landlord/Tenant</b> <input type="checkbox"/> Unlawful Detainer <input type="checkbox"/> Other Landlord/Tenant <b>Title to Property</b> <input type="checkbox"/> Judicial Foreclosure <input checked="" type="checkbox"/> Other Title to Property <b>Other Real Property</b> <input type="checkbox"/> Condemnation/Eminent Domain <input type="checkbox"/> Other Real Property	<b>Torts</b> <b>Negligence</b> <input type="checkbox"/> Auto <input type="checkbox"/> Premises Liability <input type="checkbox"/> Other Negligence <b>Malpractice</b> <input type="checkbox"/> Medical/Dental <input type="checkbox"/> Legal <input type="checkbox"/> Accounting <input type="checkbox"/> Other Malpractice	<b>Other Torts</b> <input type="checkbox"/> Product Liability <input type="checkbox"/> Intentional Misconduct <input type="checkbox"/> Employment Tort <input type="checkbox"/> Insurance Tort <input type="checkbox"/> Other Tort
<b>Probate</b> <b>Probate</b> <i>(select case type and estate value)</i> <input type="checkbox"/> Summary Administration <input type="checkbox"/> General Administration <input type="checkbox"/> Special Administration <input type="checkbox"/> Set Aside <input type="checkbox"/> Trust/Conservatorship <input type="checkbox"/> Other Probate <b>Estate Value</b> <input type="checkbox"/> Over \$200,000 <input type="checkbox"/> Between \$100,000 and \$200,000 <input type="checkbox"/> Under \$100,000 or Unknown <input type="checkbox"/> Under \$2,500	<b>Construction Defect &amp; Contract</b> <b>Construction Defect</b> <input type="checkbox"/> Chapter 40 <input type="checkbox"/> Other Construction Defect <b>Contract Case</b> <input type="checkbox"/> Uniform Commercial Code <input type="checkbox"/> Building and Construction <input type="checkbox"/> Insurance Carrier <input type="checkbox"/> Commercial Instrument <input type="checkbox"/> Collection of Accounts <input type="checkbox"/> Employment Contract <input type="checkbox"/> Other Contract	<b>Judicial Review/Appeal</b> <b>Judicial Review</b> <input type="checkbox"/> Foreclosure Mediation Case <input type="checkbox"/> Petition to Seal Records <input type="checkbox"/> Mental Competency <b>Nevada State Agency Appeal</b> <input type="checkbox"/> Department of Motor Vehicle <input type="checkbox"/> Worker's Compensation <input type="checkbox"/> Other Nevada State Agency <b>Appeal Other</b> <input type="checkbox"/> Appeal from Lower Court <input type="checkbox"/> Other Judicial Review/Appeal
<b>Civil Writ</b> <b>Civil Writ</b> <input type="checkbox"/> Writ of Habeas Corpus <input type="checkbox"/> Writ of Mandamus <input type="checkbox"/> Writ of Quo Warrant	<input type="checkbox"/> Writ of Prohibition <input type="checkbox"/> Other Civil Writ	<b>Other Civil Filing</b> <b>Other Civil Filing</b> <input type="checkbox"/> Compromise of Minor's Claim <input type="checkbox"/> Foreign Judgment <input type="checkbox"/> Other Civil Matters

*Business Court filings should be filed using the Business Court civil coversheet.*

June 16 2015  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature of initiating party or representative

*See other side for family-related case filings.*



1 LIPSON NEILSON, P.C.  
2 KALEB D. ANDERSON, ESQ.  
3 Nevada Bar No. 7582  
4 DAVID T. OCHOA, ESQ.  
5 Nevada Bar No. 10414  
6 9900 Covington Cross Drive, Suite 120  
7 Las Vegas, Nevada 89144  
8 (702) 382-1500 - Telephone  
9 (702) 382-1512 - Facsimile  
10 kanderson@lipsonneilson.com  
11 dochoa@lipsonneilson.com  
12 *Attorneys for Cross-Defendant*  
13 *Sun City Anthem Community Association*

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**DISTRICT COURT**  
**CLARK COUNTY, NEVADA**

10 JOEL STOKES and SANDRA F.  
11 STOKES, as trustees of the JIMI JACK  
12 IRREVOCABLE TRUST,

13 Plaintiffs,

14 vs.

15 BANK OF AMERICA, N.A.,

16 Defendant.

17 NATIONSTAR MORTGAGE, LLC

18 Counter-Claimant,

19 vs.

20 JIMI JACK IRREVOCABLE TRUST,

21 Counter-Defendant.

22  
23 NONA TOBIN, Trustee of the GORDON  
24 B. HANSEN TRUST. Dated 8/22/08

25 Counter-Claimant,

26 vs.

27 JOEL A. STOKES and SANDRA F.  
28 STOKES, as trustees of the JIMI JACK  
IRREVOCABLE TRUST, SUN CITY  
ANTHEM COMMUNITY ASSOCIATION.

CASE NO.: A-15-720032-C

Dept. XXXI

**FINDINGS OF FACT, CONCLUSIONS  
OF LAW AND ORDER**

**Lipson, Neilson P.C.**  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
(702) 382-1500 FAX: (702) 382-1512

1 INC., YUEN K. LEE, an Individual, d/b/a/  
2 Manager, F. BONDURANT, LLC, and  
DOES 1-10, and ROE CORPORATIONS  
1-10, inclusive,

3  
4 Counter-Defendants,

5  
6 On September 3, 2019, the Court heard and considered the following Motions:

7 (1) Nona Tobin's Motion for a New Trial Per Rule 54(B) and RULE  
8 59(1)(A)(B)(C)(F) ("Motion for New Trial");

9 (2) Nona Tobin's Motion to Dismiss Pursuant to NRS 38.310(2) ("Motion to  
10 Dismiss");

11 (3) Counterdefendants' Response to Nona Tobin's Motion for New Trial and  
12 Motion to Dismiss and Countermotion to Strike from the Record the Rogue  
13 Motions and for Attorney's Fees and Costs Pursuant to EDCR Rule 7.6(b)(1)  
14 and/or (3);

15 (4) Sun City Anthem Community Association's Joinder to Counterdefendants'  
16 Response and Sun City Anthem Community Association's Countermotion to  
17 Strike Notice of Lis Pendens, for a Vexatious Litigant Order, and for Attorney's  
18 Fees Pursuant to NRS 18.010 and EDCR 7.6.

19 Non Party Nona Tobin appeared on her own behalf; Joseph Hong, Esq. appeared  
20 for Counterdefendants Joel A Stokes and Sandra F. Stokes, as Trustees of the Jimijack  
21 Irrevocable Trust, Yuen K Lee and F. Dondurant, LLC; Kaleb Anderson, Esq. appeared  
22 for Sun City Anthem Community Association; and Donna Wittig, Esq. appeared for  
23 Nationstar Mortgage, LLC.

24 Being fully briefed, and the Court having considered the Motions, Oppositions,  
25 and Replies, and being fully advised in the premises, finds as follows:

26 ///

27 ///

**FINDINGS OF FACT**

1. Nona Tobin, an individual, is not, and has never been, a party to this case.
2. Nona Tobin's involvement in this case is limited to her role as trustee of the GORDON B. HANSEN TRUST Dated 8/22/08.
3. Nona Tobin, as Trustee of the GORDON B. HANSEN TRUST Dated 8/22/08 is represented in this matter by Joe Coppedge Esq.
4. Despite pronouncements from this Court regarding Nona Tobin's status as a non-party in this matter, all parties to the case have perpetuated confusion as to Nona Tobin's status as a party by continuing to make reference to Nona Tobin, as an individual, as a party to the case.
5. Although this Court orally granted a Motion to Withdraw by Attorney Coppedge, no final Order was filed. Pursuant to *Division of Child and Family Services, Dept. of Human Resources, State of Nevada v. Eighth Judicial District Court ex rel. County of Clark*, 120 Nev. 445, 92 P.3d 1239 (2004), the oral pronouncement of the Court is ineffectual without a written, signed, and filed order.
6. On July 23, 2019, Nona Tobin, as Trustee of the GORDON B. HANSEN TRUST Dated 8/22/08 filed a Notice of Appeal.
7. On July 22, 2019, Nona Tobin, as an individual, filed a Motion for a New Trial Per Rule 54(B) and RULE 59(1)(A)(B)(C)(F).
8. On July 29, 2019, Nona Tobin, as an individual, filed a Motion to Dismiss Pursuant to NRS 38.310(2).
9. On August 7, 2019, Nona Tobin, as an individual, filed a Notice of Lis Pendens.

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CONCLUSIONS OF LAW

1. Because she is not now, nor has she ever been, as party to this case, Nona Tobin is not authorized to file anything with this court in her individual capacity.
2. The only way Nona Tobin is involved in this matter is in her capacity as Trustee of the GORDON B. HANSEN TRUST Dated 8/22/08. In this capacity, she is represented by attorney Joe Coppedge, Esq..
3. Because she is not a party to the case, all documents filed with this Court by Nona Tobin as an individual, are rogue documents and are stricken from the record. This includes both the Motion to Dismiss and Motion for New Trial (and all oppositions or replies) and the Notice of Lis Pendens.
4. In addition to being stricken as rogue documents, the Motion to Dismiss and Motion for a New Trial denied under NRCP 62.1, as there is no <sup>basis for</sup> relief possible given the pending appeal <sup>and the lack of authority provided.</sup>
5. Counterdefendants have requested attorney's fees from Nona Tobin as part of their response to the Motion to Dismiss and Motion for a New Trial. Because <sup>the</sup> Court has no jurisdiction over Nona Tobin as an individual, <sup>the</sup> Court has no <sup>basis upon which fees could be</sup> jurisdiction over her. <sup>Assess Agt her.</sup>
6. Further, all parties to the case have contributed to the confusion regarding Nona Tobin's (as an individual) status in the case, so this Court finds no basis for an award of attorney's fees.

ORDER

**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that non-party Nona Tobin's Motion for a New Trial Per Rule 54(B) and RULE 59(1)(A)(B)(C)(F) is stricken from the Record as a rogue document.

**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that non-party Nona Tobin's Motion to Dismiss Pursuant to NRS 38.310(2) is stricken from the Record as a rogue document.

**Lipson, Neilson P.C.**  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
(702) 382-1500 FAX: (702) 382-1512

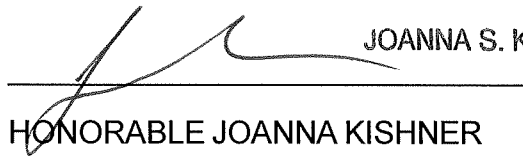
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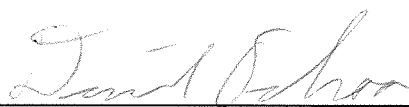
**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that the Motion to expunge the lis pendens is GRANTED.

**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that Counter defendants' Requests for Attorney's fees are denied without prejudice.

**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that Counterdefendant Sun City Anthem Community Association's Counter Motion to have Nona Tobin deemed a vexation litigant is denied *without prejudice.*

Dated this 20 day of ~~October~~, 2019.  
*November*

  
JOANNA S. KISHNER  
HONORABLE JOANNA KISHNER

Submitted by:  
**LIPSON NEILSON, P.C.**  
By:   
Kaleb D. Anderson, Esq. (Bar No. 7582)  
David T. Ochoa, Esq. (Bar No. 10414)  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
Attorneys for Cross-Defendant  
Sun City Anthem Community Association

1 Approved as to form and content

2 Dated this \_\_\_\_ day of October, 2019

3 **AKERMAN, LLP**

4

5 By: Signature waived  
6 Melanie D. Morgan, Esq. (Bar No. 8215)  
7 1635 Village Center Circle Ste. 200  
Las Vegas, NV 89134

8 *Attorneys for Defendants*

9

Dated this 29<sup>th</sup> day of October, 2019

**HONG & HONG**

By: s/ Joseph Hong  
Joseph Y. Hong, Esq. (Bar No: 5995)  
1980 Festival Plaza Dr., Suite 650  
Las Vegas, NV 89135

*Attorney for Plaintiff/Counterdefendant  
Jimijack Irrevocable Trust*

10 Dated this \_\_\_\_ day of October, 2019

11 **MUSHKIN CICA COPPEDGE**

12

13 By: Declined to sign  
14 Joe Coppedge, Esq. (Bar No. 4954)  
15 4495 S. Pecos Rd.  
Las Vegas, NV 89121

16 *Attorney for Nona Tobin*

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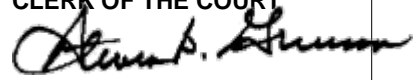
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3 Nevada Bar No. 7582  
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10 [kanderson@lipsonneilson.com](mailto:kanderson@lipsonneilson.com)  
11 [dochoa@lipsonneilson.com](mailto:dochoa@lipsonneilson.com)  
12 *Attorneys for Cross-Defendant*  
13 *Sun City Anthem Community Association*

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**DISTRICT COURT**  
**CLARK COUNTY, NEVADA**

10 JOEL STOKES and SANDRA F.  
11 STOKES, as trustees of the JIMI JACK  
12 IRREVOCABLE TRUST,

13 Plaintiff,

14 vs.

15 BANK OF AMERICA, N.A.; SUN CITY  
16 ANTHEM COMMUNITY ASSOCIATION,  
17 INC.; DOES I through X and ROE  
18 BUSINESSENTITIES I through X,  
19 inclusive,

20 Defendants.

21 NATIONSTAR MORTGAGE, LLC

22 Counter-Claimant,

23 vs.

24 JIMI JACK IRREVOCABLE TRUST;  
25 OPPORTUNITY HOMES, LLC, a Nevada  
26 limited liability company; F. BONDURANT,  
27 LLC, a Nevada limited liability company;  
28 DOES I through X, inclusive; and ROE  
CORPORATIONS XI through XX,  
inclusive,

Counter-Defendants.

NONA TOBIN, an individual, and Trustee  
of the GORDON B. HANSEN TRUST.

CASE NO.: A-15-720032-C

Dept. XXXI

**NOTICE OF ENTRY OF FINDINGS OF  
FACT, CONCLUSIONS OF LAW AND  
ORDER**

**Lipson Neilson P.C.**  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
(702) 382-1500 FAX: (702) 382-1512



1 Dated 8/22/08  
2 Counter-Claimant,  
3 vs.  
4 JOEL A. STOKES and SANDRA F.  
5 STOKES, as trustees of the JIMI JACK  
6 IRREVOCABLE TRUST,  
7 Counter-Defendants.  
8 NONA TOBIN, an individual, and Trustee  
9 of the GORDON B. HANSEN TRUST.  
10 Dated 8/22/08  
11 Cross-Claimant,  
12 vs.  
13 SUN CITY ANTHEM COMMUNITY  
14 ASSOCIATION, INC., DOES 1-10, AND  
15 ROE CORPORATIONS 1-10, inclusive,  
16 Counter-Defendants.  
17 NONA TOBIN, an individual, and Trustee  
18 of the GORDON B. HANSEN TRUST.  
19 Dated 8/22/08  
20 Cross-Claimant,  
21 vs.  
22 OPPORTUNITY HOMES, LLC, THOMAS  
23 LUCAS, Manager,  
24 Counter-Defendant.  
25 NONA TOBIN, an individual, and Trustee  
26 of the GORDON B. HANSEN TRUST.  
27 Dated 8/22/08  
28 Cross-Claimant,  
29 vs.  
30 YUEN K. LEE, an Individual, d/b/a  
31 Manager, F. BONDURANT, LLC,  
32 Counter-Defendant.

**Lipson Neilson P.C.**  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
(702) 382-1500 FAX: (702) 382-1512

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**NOTICE OF ENTRY OF FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Please take notice that the Findings of Fact, Conclusions of Law and Order was filed with this court on the 22<sup>nd</sup> day of November, 2019, a copy of which is hereto attached as Exhibit "A".

Dated this 22<sup>nd</sup> day of November, 2019.

LIPSON NEILSON P.C.

*/s/ DAVID OCHOA*

BY: \_\_\_\_\_  
KALEB ANDERSON, ESQ. (NV Bar No. 7582)  
DAVID T. OCHOA, ESQ. (NV Bar No. 10414)  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
*Attorneys for Defendant SUN CITY ANTHEM  
COMMUNITY ASSOCIATION*

**CERTIFICATE OF SERVICE**

I hereby certify that on the 22<sup>nd</sup> day of November, 2019, service of the foregoing  
**NOTICE OF ENTRY OF FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**  
to the Clerk's Office using the Odyssey E-File & Serve System for filing and transmittal  
to the following Odyssey E-File & Serve registrants:

Melanie D Morgan, Esq.  
Donna Wittig, Esq.  
AKERMAN LLP  
1635 Village Center Circle Ste. 200  
Las Vegas, NV 89134

*Attorneys for Defendants*

Joseph Y. Hong, Esq.  
HONG & HONG  
1980 Festival Plaza Dr., Suite 650  
Las Vegas, NV 89135

*Attorneys for Plaintiff*

David R. Koch  
Steven B. Scow  
KOCH & SCOW LLC  
11500 S. Eastern Ave. Suite 210  
Henderson, NV 89052

*Attorneys for Cross-Defendant Red Rock  
Financial Services, LLC*

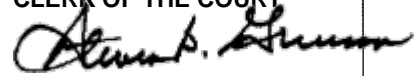
Joe Coppedge, Esq.  
Michael R. Mushkin & Associates, P.C.  
4475 S. Pecos Road  
Las Vegas, NV 89121

*Attorney for Nona Tobin an individual and  
Trustee of the Gordon B. Hansen Trust,  
dated 8/22/25*

*/s/ Juan Cerezo*

\_\_\_\_\_  
An Employee of LIPSON NEILSON P.C.

# **EXHIBIT “A”**



1 LIPSON NEILSON, P.C.  
2 KALEB D. ANDERSON, ESQ.  
3 Nevada Bar No. 7582  
4 DAVID T. OCHOA, ESQ.  
5 Nevada Bar No. 10414  
6 9900 Covington Cross Drive, Suite 120  
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10 kanderson@lipsonneilson.com  
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12 *Attorneys for Cross-Defendant*  
13 *Sun City Anthem Community Association*

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**DISTRICT COURT**  
**CLARK COUNTY, NEVADA**

10 JOEL STOKES and SANDRA F.  
11 STOKES, as trustees of the JIMI JACK  
12 IRREVOCABLE TRUST,

13 Plaintiffs,

14 vs.

15 BANK OF AMERICA, N.A.,

16 Defendant.

17 NATIONSTAR MORTGAGE, LLC

18 Counter-Claimant,

19 vs.

20 JIMI JACK IRREVOCABLE TRUST,

21 Counter-Defendant.

22  
23 NONA TOBIN, Trustee of the GORDON  
24 B. HANSEN TRUST. Dated 8/22/08

25 Counter-Claimant,

26 vs.

27 JOEL A. STOKES and SANDRA F.  
28 STOKES, as trustees of the JIMI JACK  
IRREVOCABLE TRUST, SUN CITY  
ANTHEM COMMUNITY ASSOCIATION.

CASE NO.: A-15-720032-C

Dept. XXXI

**FINDINGS OF FACT, CONCLUSIONS  
OF LAW AND ORDER**

**Lipson, Neilson P.C.**  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
(702) 382-1500 FAX: (702) 382-1512

1 INC., YUEN K. LEE, an Individual, d/b/a/  
2 Manager, F. BONDURANT, LLC, and  
DOES 1-10, and ROE CORPORATIONS  
1-10, inclusive,

3  
4 Counter-Defendants,

5  
6 On September 3, 2019, the Court heard and considered the following Motions:

7 (1) Nona Tobin's Motion for a New Trial Per Rule 54(B) and RULE  
8 59(1)(A)(B)(C)(F) ("Motion for New Trial");

9 (2) Nona Tobin's Motion to Dismiss Pursuant to NRS 38.310(2) ("Motion to  
10 Dismiss");

11 (3) Counterdefendants' Response to Nona Tobin's Motion for New Trial and  
12 Motion to Dismiss and Countermotion to Strike from the Record the Rogue  
13 Motions and for Attorney's Fees and Costs Pursuant to EDCR Rule 7.6(b)(1)  
14 and/or (3);

15 (4) Sun City Anthem Community Association's Joinder to Counterdefendants'  
16 Response and Sun City Anthem Community Association's Countermotion to  
17 Strike Notice of Lis Pendens, for a Vexatious Litigant Order, and for Attorney's  
18 Fees Pursuant to NRS 18.010 and EDCR 7.6.

19 Non Party Nona Tobin appeared on her own behalf; Joseph Hong, Esq. appeared  
20 for Counterdefendants Joel A Stokes and Sandra F. Stokes, as Trustees of the Jimijack  
21 Irrevocable Trust, Yuen K Lee and F. Dondurant, LLC; Kaleb Anderson, Esq. appeared  
22 for Sun City Anthem Community Association; and Donna Wittig, Esq. appeared for  
23 Nationstar Mortgage, LLC.

24 Being fully briefed, and the Court having considered the Motions, Oppositions,  
25 and Replies, and being fully advised in the premises, finds as follows:

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**FINDINGS OF FACT**

1. Nona Tobin, an individual, is not, and has never been, a party to this case.
2. Nona Tobin's involvement in this case is limited to her role as trustee of the GORDON B. HANSEN TRUST Dated 8/22/08.
3. Nona Tobin, as Trustee of the GORDON B. HANSEN TRUST Dated 8/22/08 is represented in this matter by Joe Coppedge Esq.
4. Despite pronouncements from this Court regarding Nona Tobin's status as a non-party in this matter, all parties to the case have perpetuated confusion as to Nona Tobin's status as a party by continuing to make reference to Nona Tobin, as an individual, as a party to the case.
5. Although this Court orally granted a Motion to Withdraw by Attorney Coppedge, no final Order was filed. Pursuant to *Division of Child and Family Services, Dept. of Human Resources, State of Nevada v. Eighth Judicial District Court ex rel. County of Clark*, 120 Nev. 445, 92 P.3d 1239 (2004), the oral pronouncement of the Court is ineffectual without a written, signed, and filed order.
6. On July 23, 2019, Nona Tobin, as Trustee of the GORDON B. HANSEN TRUST Dated 8/22/08 filed a Notice of Appeal.
7. On July 22, 2019, Nona Tobin, as an individual, filed a Motion for a New Trial Per Rule 54(B) and RULE 59(1)(A)(B)(C)(F).
8. On July 29, 2019, Nona Tobin, as an individual, filed a Motion to Dismiss Pursuant to NRS 38.310(2).
9. On August 7, 2019, Nona Tobin, as an individual, filed a Notice of Lis Pendens.

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CONCLUSIONS OF LAW

1. Because she is not now, nor has she ever been, as party to this case, Nona Tobin is not authorized to file anything with this court in her individual capacity.
2. The only way Nona Tobin is involved in this matter is in her capacity as Trustee of the GORDON B. HANSEN TRUST Dated 8/22/08. In this capacity, she is represented by attorney Joe Coppedge, Esq..
3. Because she is not a party to the case, all documents filed with this Court by Nona Tobin as an individual, are rogue documents and are stricken from the record. This includes both the Motion to Dismiss and Motion for New Trial (and all oppositions or replies) and the Notice of Lis Pendens.
4. In addition to being stricken as rogue documents, the Motion to Dismiss and Motion for a New Trial denied under NRCP 62.1, as there is no <sup>basis for</sup> relief possible given the pending appeal <sup>and the lack of authority provided.</sup>
5. Counterdefendants have requested attorney's fees from Nona Tobin as part of their response to the Motion to Dismiss and Motion for a New Trial. Because <sup>the</sup> Court has no jurisdiction over Nona Tobin as an individual, <sup>the</sup> this Court has <sup>no jurisdiction over her.</sup> <sup>no basis upon which fees could be assessed against her.</sup>
6. Further, all parties to the case have contributed to the confusion regarding Nona Tobin's (as an individual) status in the case, so this Court finds no basis for an award of attorney's fees.

ORDER

**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that non-party Nona Tobin's Motion for a New Trial Per Rule 54(B) and RULE 59(1)(A)(B)(C)(F) is stricken from the Record as a rogue document.

**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that non-party Nona Tobin's Motion to Dismiss Pursuant to NRS 38.310(2) is stricken from the Record as a rogue document.



**Lipson, Neilson P.C.**  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
(702) 382-1500 FAX: (702) 382-1512

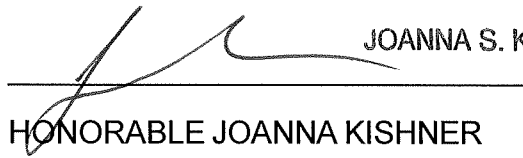
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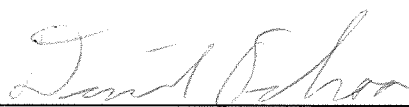
**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that the Motion to expunge the lis pendens is GRANTED.

**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that Counter defendants' Requests for Attorney's fees are denied without prejudice.

**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that Counterdefendant Sun City Anthem Community Association's Counter Motion to have Nona Tobin deemed a vexation litigant is denied *without prejudice.*

Dated this 20 day of ~~October~~, 2019.  
*November*

  
JOANNA S. KISHNER  
HONORABLE JOANNA KISHNER

Submitted by:  
**LIPSON NEILSON, P.C.**  
By:   
Kaleb D. Anderson, Esq. (Bar No. 7582)  
David T. Ochoa, Esq. (Bar No. 10414)  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144  
Attorneys for Cross-Defendant  
Sun City Anthem Community Association

1 Approved as to form and content

2 Dated this \_\_\_\_ day of October, 2019

3 **AKERMAN, LLP**

4

5 By: Signature waived  
6 Melanie D. Morgan, Esq. (Bar No. 8215)  
7 1635 Village Center Circle Ste. 200  
Las Vegas, NV 89134

8 *Attorneys for Defendants*

9

Dated this 29<sup>th</sup> day of October, 2019

**HONG & HONG**

By: s/ Joseph Hong  
Joseph Y. Hong, Esq. (Bar No: 5995)  
1980 Festival Plaza Dr., Suite 650  
Las Vegas, NV 89135

*Attorney for Plaintiff/Counterdefendant  
Jimijack Irrevocable Trust*

10 Dated this \_\_\_\_ day of October, 2019

11 **MUSHKIN CICA COPPEDGE**

12

13 By: Declined to sign  
14 Joe Coppedge, Esq. (Bar No. 4954)  
15 4495 S. Pecos Rd.  
Las Vegas, NV 89121

16 *Attorney for Nona Tobin*

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**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**October 13, 2015**

---

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

---

**October 13, 2015      10:00 AM      Motion for Prove Up**

**HEARD BY:** Kishner, Joanna S.

**COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Sandra Harrell

**RECORDER:** Debbie Winn

**REPORTER:**

**PARTIES**

**PRESENT:**      Hong, Joseph Y.      Attorney  
Stokes, Joel A      Trustee

**JOURNAL ENTRIES**

- PLAINTIFF'S MOTION FOR HEARING ON ENTRY OF DEFAULT JUDGMENT

Witness, Joel Stokes, Trustee of JimiJack Irrevocable Trust, sworn and testified. COURT ORDERED, Quiet Title as to Bank of America is GRANTED. Proposed Order presented IN OPEN COURT. Will be available for pick-up from Court's outbox by end of day.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**May 17, 2016**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**May 17, 2016                      9:00 AM                      Motion for Substitution**

**HEARD BY:** Kishner, Joanna S.                      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Denise Husted

**RECORDER:** Rachelle Hamilton

**REPORTER:**

**PARTIES**

**PRESENT:**      Hong, Joseph Y.                      Attorney  
                         Smith, Edgar C., ESQ                      Attorney

**JOURNAL ENTRIES**

- Mr. Smith stated that his request is timely filed. The Court informed him that he is not in the case yet. Counsel stated that his is asking the Court to allow him to intervene as he is a real party in interest; he explained his position on that matter. Mr. Hong explained what the banks do in these instances and advised that his client is seeking the extinguishment of the deed of trust at the time of the HOA sale. Mr. Hong stated his position regarding quiet title cases and that it has to be the bank at the time of the HOA sale; the case was closed and the default judgment was entered six months ago. Further arguments regarding the deed of trust. Opposition argued by Mr. Smith; he advised that he is asking the Court to recognize that due process requires that he intervene in the case and assert his claims. **COURT ORDERED, Motion to Intervene is GRANTED; Mr. Smith needs to break this down as the Bank of America is not being taken away yet. FURTHER the Motion is DENIED WITHOUT PREJUDICE regarding Substitution of Parties at this time.** The Court advised it will deal with future motion practice as it comes before the Court. Ms. Smith stated he will provide an appearance and answer within ten days; the Court will track it on 6/3/16. Mr. Smith to prepare the order and run it by Mr. Hong before providing it to the Court.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**June 23, 2016**

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A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

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**June 23, 2016      9:30 AM      Motion to Dismiss**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Sandra Harrell

**RECORDER:** Sandra Pruchnic

**REPORTER:**

**PARTIES**

**PRESENT:**      Hong, Joseph Y.      Attorney  
                         Smith, Edgar C., ESQ      Attorney

**JOURNAL ENTRIES**

- Matter argued and submitted. Court stated its findings, and ORDERED, Plaintiff, Jimijack Irrevocable Trust's, Through Its Trustees, Motion to Dismiss Defendant In Intervention Nationstar is DENIED WITHOUT PREJUDICE. Mr. Smith to prepare the Order, circulating to Mr. Hong for approval as to form and content.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**July 14, 2016**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**July 14, 2016                      9:30 AM                      Status Check**

**HEARD BY:** Kishner, Joanna S.                      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Sandra Harrell  
Olivia Black

**RECORDER:** Rachelle Hamilton

**REPORTER:**

**PARTIES**

**PRESENT:**      Hong, Joseph Y.                      Attorney  
                         Smith, Edgar C., ESQ                      Attorney

**JOURNAL ENTRIES**

- STATUS CHECK RE: POSSIBLE CONSOLIDATION WITH A730078 (DC23 CASE)

Mr. Smith not present. Mr. Hong requested upcoming hearings be combined and heard on 8/4/16, waived reply. Court directed Mr. Hong to send out a notice of hearing or order regarding the change of dates (file and e-serve). Mr. Hong requested that if he changes his mind and wants to reply could he file by 7/25/16 - Court notes it will be fine with that. COURT ORDERED, Jimijack Irrevocable Trust's Motion to Consolidate Case No. A-16-730078-C and A-15-720032-C currently set on 8/5/16 and Plaintiff, Jimijack Irrevocable Trust's, Through Its Trustees, Motion for Summary Judgment on Order Shortening Time currently set on 8/16/16 are both rescheduled and will now be heard on 8/4/16 at 9:30 am.

Matter recalled. (9:50 am) Mr. Smith now present. Court provided overview of hearing. Mr. Smith states he was not intending to oppose the motion to consolidate, will file a non-opposition to the motion.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**August 04, 2016**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**August 04, 2016      9:30 AM      All Pending Motions**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Sandra Harrell

**RECORDER:** Rachelle Hamilton

**REPORTER:**

**PARTIES**

**PRESENT:**      Hong, Joseph Y.      Attorney  
                         Kelley, Michael S.      Attorney

**JOURNAL ENTRIES**

- JIMI JACK IRREVOCABLE TRUST'S MOTION TO CONSOLIDATE CASE NO. A-16-730078-C AND CASE NO. A-15-720032-C:

There being no opposition, COURT ORDERED, Motion GRANTED, pursuant to EDCR 2.20 and on the merits.

PLAINTIFF, JIMI JACK IRREVOCABLE TRUST'S, THROUGH ITS TRUSTEES, MOTION FOR SUMMARY JUDGMENT ON ORDER SHORTENING TIME:

Matter argued and submitted. Court finds material issues of fact in dispute, and ORDERED, Motion DENIED WITHOUT PREJUDICE.

Mr. Kelley to prepare the Orders, circulating to Mr. Hong for approval as to form and content.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**September 29, 2016**

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A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

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**September 29, 2016    9:00 AM                      Motion to Intervene**

**HEARD BY:** Kishner, Joanna S.

**COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Sandra Harrell

**RECORDER:** Rachelle Hamilton

**REPORTER:**

**PARTIES**

**PRESENT:**      Hong, Joseph Y.                      Attorney  
                      Tobin, Nona                              Other

**JOURNAL ENTRIES**

- Matter argued and submitted.

COURT ORDERED, Third Parties Nona Tobin and Steve Hansen's Motion to Intervene is Procedurally DENIED WITHOUT PREJUDICE. Ms. Tobin states she will re-file. Mr. Hong to prepare the order, circulating for approval as to form and content.



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**December 20, 2016**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**December 20, 2016      9:00 AM      Motion to Intervene**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Lorna Shell

**RECORDER:** Rachelle Hamilton

**REPORTER:**

**PARTIES**

**PRESENT:**      Hong, Joseph Y.      Attorney  
Tobin, Nona      Other

**JOURNAL ENTRIES**

- Ms. Tobin stated she was the beneficiary and trustee of the trust that was the owner of the property at the time of the disputed Homeowners Association sale. Ms. Tobin argued she had an interest in the property, her motion was timely filed and served, and that Pltf.'s opposition was not timely filed and as such pursuant to 2.20 should be disregarded. Mr. Hong argued the case was over a year and a half old and at this juncture it was between Nationstar and his client and that the question was whether the deed of trust was free and clear or not. Mr. Wong argued there was no right of redemption and that he did not see any right Ms. Tobin could claim and that his opposition was timely filed. Following further arguments by Ms. Tobin, COURT STATED FINDINGS AND ORDERED, Motion GRANTED; Ms. Tobin has until January 6, 2017 to prepare the order. COURT FURTHER ORDERED the parties to complete the JCCR and prepare the appropriate report.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**March 28, 2017**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**March 28, 2017      9:30 AM      Motion to Dismiss**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Sandra Harrell

**RECORDER:** Debbie Winn

**REPORTER:**

**PARTIES**

**PRESENT:** Nakamura Ochoa, Angela T.      Attorney  
Tobin, Nona      Intervenor  
Counter Claimant  
Cross Claimant

**JOURNAL ENTRIES**

- SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION TO DISMISS NONA TOBIN, AN INDIVIDUAL AND TRUSTEE OF THE GORDON B. HANSEN TRUST'S CROSS-CLAIM

Also present, Jakub Medrala, Esq., on behalf of Opportunity Homes, Inc. (per Clerk - no notice of appearance filed).

Court notes multiple motions on four different days in proximity, all motions are interrelated. Statements by Ms. Tobin. Upon Court's inquiry, Ms. Ochoa agrees that matters should be consolidated on one day. Mr. Medrala also agrees. Discussion. Upon Court's inquiry, both Mr. Medrala and Ms. Ochoa state a settlement conference would not be helpful at this time. COURT ORDERED, matter CONTINUED to 4/27/17 at 9:30 am. All motions currently set on 4/6/17 and 4/18/17 will now be heard on 4/27/17 at 9:30 am.

CONTINUED TO: 4/27/17 9:30 AM

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**April 27, 2017**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**April 27, 2017      9:30 AM      All Pending Motions**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Kory Schlitz

**RECORDER:** Rachelle Hamilton

**REPORTER:**

**PARTIES**

**PRESENT:**      Kelley, Michael S.      Attorney  
Ochoa, David      Attorney  
Tobin, Nona      Intervenor  
Counter Claimant  
Cross Claimant

**JOURNAL ENTRIES**

- Jakub Medralla Esq. present on behalf of Thomas Lucas and Opportunity Homes LLC.

CROSS-DEFENDANT SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION TO DISMISS NONA TOBIN'S CROSS-CLAIMS...

Matter argued and submitted. COURT ORDERED, Motion DENIED WITHOUT PREJUDICE.

SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION TO DISMISS NONA TOBIN, AN INDIVIDUAL AND TRUSTEE OF THE GORDON B HANSEN TRUST'S CROSS...

Matter argued and submitted. COURT ORDERED, Motion DENIED WITHOUT PREJUDICE as to Nona Tobin as an individual; Ruling DEFERRED as to Nona Tobin as a Trustee of the Gordon B. Hansen Trust. COURT FURTHER ORDERED, Status Check SET.

OPPOSITION TO SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION TO DISMISS AND COUNTER MOTION FOR ORDER VOIDING THE HOA SALE...

Matter argued and submitted. COURT ORDERED, Motion DENIED WITHOUT PREJUDICE.

THOMAS LUCAS'S AND OPPORTUNITY HOMES, LLC'S MOTION FOR SUMMARY JUDGMENT..  
Matter argued and submitted. COURT ORDERED, Motion GRANTED. Court directed Mr. Medralla to prepare the Order, circulating to all parties for approval as to form and content in accordance with EDCR 7.21.

5/23/17 9:30 A.M. STATUS CHECK: CORPORATE COUNSEL (GORDON B. HANSEN TRUST)

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**May 23, 2017**

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A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

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**May 23, 2017      9:30 AM      Status Check**

**HEARD BY:** Kishner, Joanna S.

**COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Louisa Garcia

**RECORDER:** Sandra Harrell

**REPORTER:**

**PARTIES**

**PRESENT:**      Coppedge, Linvel J      Attorney  
                         Ochoa, David                      Attorney

**JOURNAL ENTRIES**

- Pursuant to representations of counsel, COURT ORDERED, matter CONTINUED, as well as reset Motion to Dismiss to the same date and time.

5/25/17 9:30 AM STATUS CHECK: CORPORATE COUNSEL (GORDON B. HANSEN TRUST)...MOTION TO DISMISS

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**May 25, 2017**

A-15-720032-C          Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**May 25, 2017          9:30 AM          All Pending Motions**

**HEARD BY:** Kishner, Joanna S.                                  **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Louisa Garcia

**RECORDER:** Sandra Harrell

**REPORTER:**

**PARTIES**

**PRESENT:**          Coppedge, Linvel J                                  Attorney  
                                Ochoa, David    Attorney

**JOURNAL ENTRIES**

- STATUS CHECK: CORPORATE COUNSEL (GORDON B. HANSEN TRUST) SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION TO DISMISS NORA TOBIN, AN INDIVIDUAL AND TRUSTEE OF THE GORDON B. HANSEN TRUST' S CROSS-CLAIM

Court noted corporate counsel filed a Notice of Appearance. Upon Court's inquiry regarding status of case, Mr. Coppedge spoke with Mr. Ochoa yesterday and has reread the motions. Mr. Coppedge concurs with the Motion to Dismiss, until time for mediation, that all claims for relief and cross claims, except for quiet title be dismissed without prejudice. Mr. Coppedge stated he was inclined to file an amended cross claim to resolve any issues. Colloquy regarding procedural history of the case. Mr. Ochoa stated they have no claim to quiet title; therefore, that claim should not keep them in the case pending NRED mediation. Court stated its inclination. Colloquy. As to Nona Tobin's countermotion to void the sale, Mr. Coppedge WITHDREW motion without prejudice. Mr. Ochoa stated she filed two countermotions. COURT ORDERED, GRANTED IN PART, DENIED IN PART. COURT ORDERED, countermotions filed March 3 and March 31 WITHDRAWN WITHOUT PREJUDICE, at the request of counsel. COURT ORDERED, Motion to Dismiss GRANTED, pursuant to stipulation of parties to all claims other than quiet title; DENIED WITHOUT PREJUDICE with regards to the quiet title claim. The Court takes no position on the propriety of any actions that may

have happened after the crossclaim. Mr. Ochoa to prepare order regarding Motion to Dismiss and two countermotions to avoid the sale, circulating for approval as to form and content in accordance with EDCR 7.21.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**April 17, 2018**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**April 17, 2018      10:30 AM      Discovery Conference**

**HEARD BY:** Bulla, Bonnie      **COURTROOM:** RJC Level 5 Hearing Room

**COURT CLERK:** Jennifer Lott

**RECORDER:** Francesca Haak

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Coppedge, Linvel J	Attorney
	Hong, Joseph Y.	Attorney
	Ochoa, David	Attorney
	Whelan, Karen	Attorney

**JOURNAL ENTRIES**

- Colloquy re: Deft in Intervention's ICCR, and Ms. Whelan is new counsel. Mr. Hong thought a JCCR was filed. COMMISSIONER RECOMMENDED, Status Check SET; provide a file stamped courtesy copy of JCCR, if the dates work a Scheduling Order will issue, and upon request the Status Check would come off calendar. Commissioner stated people are playing different roles in the case, and counsel must sign in all capacities. Dates in Deft in Intervention's ICCR are fine, or counsel can agree to other dates. Mr. Ochoa stated another party is not present (original purchaser), and colloquy re: someone was taken out by Summary Judgment.

5-15-18 9:30 a.m. Status Check: JCCR



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**May 15, 2018**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**May 15, 2018      9:30 AM      Status Check      Status Check: JCCR**

**HEARD BY:** Bulla, Bonnie      **COURTROOM:** RJC Level 5 Hearing Room

**COURT CLERK:** Sharon Chun

**RECORDER:** Francesca Haak

**REPORTER:**

**PARTIES**

**PRESENT:**      Coppedge, Linvel J      Attorney  
                         Hong, Joseph Y.      Attorney  
                         Ochoa, David      Attorney  
                         Whelan, Karen      Attorney

**JOURNAL ENTRIES**

- Status Check: JCCR

Ms. Whelan stated the Joint Conference Report will be done today, they are ready to sign. She also noted her agreement to the same dates as submitted by the Bank.

Counsel anticipate two to three days for trial re: Quiet Title Action. COMMISSIONER RECOMMENDED, discovery cutoff is 2/28/19; adding parties, amended pleadings, and initial expert disclosures DUE 11/30/18; rebuttal expert disclosures DUE 12/31/18; dispositive motions TO BE FILED BY 4/1/19. Scheduling Order will issue and a memo will be sent to the trial court.

Ms. Whelan stated that Mr. Medrela emailed to say he did not realize there was a scheduling today and that is why is he not present. COMMISSIONER ADVISED his appearance today will be excused.

COMMISSIONER REQUESTED Ms. Whelan to get the Joint Case Conference Report on file and to send this Court a courtesy copy.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**January 10, 2019**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**January 10, 2019      9:00 AM      Motion to Amend Answer**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Tena Jolley

**RECORDER:** Sandra Harrell

**REPORTER:**

**PARTIES**

**PRESENT:**      Anderson, Kaleb D.      Attorney  
Coppedge, Linvel J      Attorney  
Wittig, Donna      Attorney

**JOURNAL ENTRIES**

- Ms. Coppedge stated the motion was unopposed. The Court raised its concern regarding the age of the case and EDCR 1.90. Ms. Coppedge stated they were not seeking to add any new claims and it does not affect the current trial date. Colloquy regarding claims remaining. Ms. Coppedge indicated that the quiet title on the HOA sale remains, there are parties that have been dismissed and others that have disclaimed an interest. Mr. Anderson indicated the parties would confer to clean up the caption. Accordingly, COURT ORDERED Motion GRANTED based on the representation that it does not add additional parties or cross-claims and it will not affect the trial date. The Court further stated it would revisit the proper case caption at the upcoming Status Check, if necessary.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**March 05, 2019**

---

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

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**March 05, 2019      4:45 PM      All Pending Motions**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** Chambers

**COURT CLERK:** Tena Jolley

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- CROSS-DEFENDANT SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION FOR SUMMARY JUDGMENT NATIONSTAR MORTGAGE LLC'S LIMITED JOINDER TO SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION FOR SUMMARY JUDGMENT

On February 5, 2019, Sun City Anthem Community Association filed a Motion for Summary Judgment and on February 12, 2019, Nationstar filed a Limited Joinder. Based on the date the Motion for Summary Judgment was filed and the date of the filing of the limited Joinder, no timely Opposition was filed. In accordance with EDCR 2.20 the failure to file a timely Opposition "can be construed as an admission that he motion and/or joinder is meritorious and a consent to grant the same." Thus, the Court in accordance with EDCR 2.23 advances the matter as "the time to oppose has passed and no opposition has been filed." The Court also GRANTS the Motion in accordance with EDCR 2.20. Counsel for Movant, Sun City Anthem is directed to prepare an Order with findings of fact and conclusions of law consistent with NRCP 56 and provide it to counsel and the Court within ten days in accordance with EDCR 7.21.

CLERK'S NOTE: This Minute Order was electronically served by Courtroom Clerk, Tena M. Jolley, to all registered parties for Odyssey File & Serve. (tmj:3/5/19)

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**March 26, 2019**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**March 26, 2019      9:30 AM      All Pending Motions**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Tena Jolley

**RECORDER:** Patti Slattery

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Coppedge, Linvel J	Attorney
	Hong, Joseph Y.	Attorney
	Morgan, Melanie D.	Attorney
	Ochoa, David	Attorney
	Tobin, Nona	Intervenor
		Counter Claimant
		Cross Claimant

**JOURNAL ENTRIES**

- STATUS CHECK

Counsel anticipate 2-3 day Bench Trial with all testimony from live witnesses and nothing unique for trial. Mr. Ochoa indicated he was unavailable the week of May 28, 2019, the first week of the five-week stack. The Court stated he could revisit the issue at the Pre Trial Conference scheduled for April 25, 2019.

CROSS-DEFENDANT SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION FOR SUMMARY JUDGMENT...NATIONSTAR MORTGAGE LLC'S LIMITED JOINDER TO SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION FOR SUMMARY JUDGMENT

After the Court's consideration of the papers submitted by counsel in connection with this matter,

and, having heard the oral arguments presented by Mr. Ochoa, Ms. Morgan and Mr. Coppedge, Mr. Hong made a Oral Motion for Joinder to Cross-Defendant's Motion for Summary Judgment. Mr. Coppedge objected as untimely; the Court DENIED Mr. Hong's Oral Motion for Joinder; and COURT ORDERED, Cross-Defendant Sun City Anthem Community Association's Motion for Summary Judgment and Nationstar Mortgage LLC's Limited Joinder thereto GRANTED as a matter of law as to the claims asserted by movant having met their burden and based on a totality of the evidence. The Court DIRECTED Mr. Ochoa to prepare detailed Findings of Fact and Conclusions of Law circulating to all counsel and provide it back to the Court in accordance with EDCR 7.21.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**April 23, 2019**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**April 23, 2019      9:00 AM      All Pending Motions**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Natalie Ortega

**RECORDER:** Sandra Harrell

**REPORTER:**

**PARTIES**

**PRESENT:**      Hong, Joseph Y.      Attorney  
Morgan, Melanie D.      Attorney

**JOURNAL ENTRIES**

- TOBIN OPPOSITION TO NATIONSTAR MOTION FOR SUMMARY JUDGMENT AGAINST JIMI JACK AND COUNTERMOTION FOR SUMMARY JUDGMENT TOBIN OPPOSITION TO NATIONSTAR MOTION FOR SUMMARY JUDGMENT AGAINST JIMI JACK AND COUNTERMOTION FOR SUMMARY JUDGMENT

COURT NOTED on April 9, 2019 a Notice of Appearance was filed; however a Notice of Withdrawal was never received from Mr. Mushkin's firm on behalf of Ms. Tobin. Mr. Hong stated Mr. Mushkin's office represented Tobin as the trustee for the Hansen Trust, not as an individual. Further, when Ms. Tobin appeared in the case originally, in proper person, the Court advised her she did not have standing because she was not the trustee. Thereafter, she appeared as the trustee and Mr. Mushkin represented her. Further, she did not have standing due to as an individual she did not have anything to do with this case. Additionally, when the Court granted the HOA's Motion for Summary Judgment against the Trust that concluded. Therefore, Ms. Tobin filed an opposition/counter-motion in proper person, individually. Ms. Tobin did not have standing in this case. The only party that had standing was the trust being they were the former owner when the foreclosure occurred. Moreover, Ms. Tobin intervened in the other case that was consolidated with this case as a trustee. COURT FURTHER NOTED in was in receipt of a Notice of Settlement of Nationstar, Joel Stokes and Sandra F.

Stokes as Trustee of the Jimijack Irrevocable Trust stating that it had reached agreement on all material terms. Upon Court's inquiry, counsel stated that the May 7, 2019 Motion for Summary Judgment hearing could be moot. Ms. Morgan stated they would withdraw the motion. COURT FINDS there was a Notice of Appearance from the Sun City Anthem and there was not anything else that remained this case. Further, the Court would need to set a status check as to settlement documents between the parties that filed a Notice of Settlement on April 12, 2019. Ms. Morgan stated Nona Tobin still had claims against Jimijack. Upon Court's further inquiry, Mr. Hong acknowledged that Mr. Mushkin was counsel for the trustee and he was counsel for Jimijack. Mr. Hong stated based on this Court's previous Order for Summary Judgment in Favor of the buyer, Opportunity Homes, it would be requested to file a simple motion mirroring the Court's Order similar to a res judica noting that the claims alleged by the trust were identical. COURT NOTED it could not grant any oral leave without a hearing or other parties present. COURT FINDS there was a rogue document filed, Notice of Appearance on April 9, 2019 of Nona Tobin in Proper Person. There was not leave sought by Ms. Tobin for any individual capacity. Further, the only portion of this case in which Ms. Tobin was involved, in any capacity, was as Trustee of the Gordan B. Hansen, August 22, 2008. In that capacity Ms. Tobin was represented by counsel. That counsel had not filed any motion to withdraw, any pleadings on behalf of Ms. Tobin as Trustee for Gordan B. Hansen Trust would need to be filed by counsel.

COURT ORDERED the Notice of Appearance filed April 9, 2019 was a rogue document, therefore STRICKEN. COURT NOTED as to the Notice of Completion of Mediation filed on April 9, 2019, the Court already had a prior document with regards to the completion of mediation Furthermore, since that was also filed by Ms. Tobin, individually, and not her counsel, COURT FURTHER ORDERED, Notice of Completion of Mediation filed April 9, 2019 STRICKEN. COURT FINDS the Tobin's Opposition to Nationstar Summary Judgment against Jimijack and counter-motion filed April 10, 2019 at 11:17 a.m., filed by Nona Tobin, not filed by Mr. Mushkin as counsel as trustee of the Gordan B. Hansen Trust, a rogue document, therefore, COURT ADDITIONALLY ORDERED, Tobin's Opposition to Nationstar Summary Judgment against Jimijack and counter-motion STRICKEN. COURT FINDS that if the Court reviewed the underlying arguments, which it could not, even independently, it was understood that there were no claims between Nationstar that currently existed with regards to Nona Tobin as Trustee of the Gordan Hansen Trust. There would not be an appropriate opposition. COURT ORDERED, the April 12, 2019 at 1:40 a.m. Tobin Opposition To Nationstar Motion For Summary Judgment Against Jimijack And Counter Motion For Summary Judgment Hearing Requested Conjunction With Hearing For Nationstar MSJ Scheduled STRICKEN being a rogue documents. COURT FURTHER ORDERED, the Notice of Appearance Nona Tobin in Proper Person and the Notice of Completion of Mediation filed on April 12, 2019 STRICKEN as rogue and duplicative. COURT ADDITIONALLY ORDERED, April 12, 2019 1:11 AM Notice of Completion of Mediation and April 12, 12:39 am Notice of Appearance STRICKEN as rogue and duplicative. On April 17, 2019 at 8:37 a.m., Tobin's Reply In Support of Joinder to Nationstar Mortgage, LLC s Motion For Summary Judgment and Reply In Support Of Tobin's Motion For Summary Judgment, COURT ADDITIONALLY motion ORDERED STRICKEN as rogue. COURT was NOT FINDING that it should strike the April 19th Response by Nationstar, being it was clarification to enlighten the Court the improper filing of documents. Upon Court's inquiry, Ms. Morgan stated she was not requesting

the Court to take action.

As to the remaining underlying documents, Mr. Hong stated they would withdraw and vacate the Stipulation to Extend the briefing scheduling noting it was prepared and filed prior to settlement, that document was now moot. Upon Court's inquiry, Mr. Hong acknowledged the Court could disregard the stipulation as to the briefing schedule. As to the pending Motion for Summary Judgment on May 7th. Ms. Morgan stated that would not be heard stating the only claims remained had been resolved and she would file a Notice of Withdraw. At the request of the movant, no opposition by Mr. Hong, and since only party which could had filed any pleadings, COURT ORDERED, May 7, 2019 Motion for Summary Judgment VACATED.

COURT NOTED the Calendar Call and Bench Trial dates would remain. Further, Nona Tobin as Trustee for the Gordan B. Hansen Trust versus Jimijack were the only remaining parties in these combined cases, A720032 with A730078. Ms. Morgan advised Tobin as Trustee also had pending claims against Yuen K. Lee and F Bonderant LLC. Colloquy regarding the caption.

COURT ORDERED, Status Check SET regarding Settlement Documents.

05/21/19 STATUS CHECK: SETTLEMENT DOCUMENTS

CLERK'S NOTE: Minutes amended to reflect the additional stricken documents as follows: 04/12/19 1:11 AM Notice of Completion of Mediation and 04/12/19 12:39 AM Notice of Appearance.  
ndo05/09/19



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**April 25, 2019**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**April 25, 2019      10:15 AM      Pre Trial Conference**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Tena Jolley  
Haly Pannullo

**RECORDER:** Sandra Harrell

**REPORTER:**

**PARTIES**

**PRESENT:** Coppedge, Linvel J      Attorney  
Morgan, Melanie D.      Attorney  
Tobin, Nona      Intervenor  
Counter Claimant  
Cross Claimant

**JOURNAL ENTRIES**

- Joseph Hong, Esq., present telephonically on Court Call on behalf of Plaintiff.

Colloquy regarding remaining parties on this matter. MATTER TRAILED.

MATTER RECALLED. All parties present as before. Court stated co-counsel, Tom Grover, was to be here by 10:15 AM and this Court impose sanctions. Colloquy regarding Nona Tobin now representing herself. Court noted there were a series of documents filed by Ms. Tobin stricken, as she is represented by counsel. Mr. Coppedge stated Ms. Tobin requested they withdraw as Ms. Tobin's counsel as an individual. COURT STATED today is only on calendar for Pre-Trial Conference and there needs to be a judicial day notice of the request. Ms. Morgan confirmed she has circulated a stipulation to conform the caption. Court noted the remaining parties are the Tobin parties and the parties represented in the Counter Defendant role by Mr. Hong. Mr. Coopedge stated trial can take up to 2.5 days. COURT ORDERED, trial #3 on the 06/05 stack; trial dates SET.

05/23/19 3:30 PM CALENDAR CALL

06/05/19 10:00 AM BENCH TRIAL

Minute Order prepared by review of JAVS. hvp/5/23/19

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

Other Title to Property

COURT MINUTES

May 21, 2019

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A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

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**May 21, 2019                      9:00 AM                      Status Check**

**HEARD BY:** Kishner, Joanna S.

**COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Susan Botzenhart

**RECORDER:** Sandra Harrell

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Coppedge, Linvel J	Attorney
	Hong, Joseph Y.	Attorney
	Ochoa, David	Attorney
	Tobin, Nona	Intervenor
		Counter Claimant
		Cross Claimant
	Wittig, Donna	Attorney

**JOURNAL ENTRIES**

- Mr. Hong appeared telephonically through Court Call. Ms. Wittig informed the Court parties were going along with settlement, however, there was a motion for reconsideration filed on the HOA's motion for summary judgment; further noting she believes her client needs to wait until the Court rules on the motion for reconsideration in order to finish the settlement, the settlement agreement was drafted and was executed, however, her client is waiting on transfer of funds until after the motion for reconsideration is heard, as this could affect the settlement. Mr. Hong confirmed the settlement documents were signed, and in terms of payment, his client is waiting for the ruling on the motion for reconsideration. Mr. Coppedge stated his client had requested for him to withdraw from the case, to proceed pro se, and there is a motion pending on this. Mr. Ochoa requested Court to hear the motion for reconsideration first, further noting an objection was filed, the other parties are attempting to settle to resolve all issues; and he would request Calendar Call be heard after the decision on the motion for reconsideration. Parties made no objection to moving the Calendar Call.

PRINT DATE:                      12/23/2019

Page 25 of 40

Minutes Date:                      October 13, 2015

Upon Court's inquiry, Mr. Coppedge estimated 1 binder of exhibits as to Nona Tobin; and Mr. Hong confirmed his client will have no exhibits. COURT ORDERED, Motion for reconsideration and Calendar Call are RESET. Following objections by counsel, COURT ADDITIONALLY ORDERED, hearing SET on the Motion to substitute. Oppositions and any joinders are due May 24, 2019 by 3:00 p.m. Trial exhibits and any required trial documents for the Court are due at time of Calendar Call.

5/29/19 8:30 A.M. CROSS-CLAIMANT NONA TOBIN'S MOTION FOR RECONSIDERATION...MOTION TO SUBSTITUTE REAL PARTY IN INTEREST AND TO WITHDRAW AS COUNSEL OF RECORD FOR COUNTERCLAIMANT NONA TOBIN ON ORDER SHORTENING TIME

6/03/19 8:45 A.M. CALENDAR CALL

6/05/19 10:00 A.M. BENCH TRIAL (3 DAYS)

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**May 29, 2019**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**May 29, 2019      8:30 AM      All Pending Motions**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Susan Botzenhart

**RECORDER:** Sandra Harrell

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Hong, Joseph Y.	Attorney
	Mushkin, Michael R.	Attorney
	Ochoa, David	Attorney
	Tobin, Nona	Intervenor
		Counter Claimant
		Cross Claimant
	Wittig, Donna	Attorney

**JOURNAL ENTRIES**

- Mr. Mushkin not present. Court stated a call was received in Chambers that one of the parties was stuck in traffic this morning. Court TRAILED and RECALLED matter at 8:30 A.M. Upon Court's inquiry, the parties in Court confirmed not receiving any updates from opposing counsel. Mr. Hong requested to go forward with the hearing. Court TRAILED matter to call another case on Calendar. CASE RECALLED. Mr. Mushkin present in Court.

**CROSS-CLAIMANT NONA TOBIN'S MOTION FOR RECONSIDERATION**

Court addressed preliminary matters, history of the case, and the Motion.

COURT ORDERED, any representation about Nona Tobin being an individual party in the case is STRICKEN. Court also addressed the order issued in April, 2019.

Court noted the name of the trust is unclear, and both of the names of the trusts on the captions of various pleadings list different numbers. Arguments by counsel. COURT ORDERED, Motion DENIED.

MOTION TO SUBSTITUTE REAL PARTY IN INTEREST AND TO WITHDRAW AS COUNSEL OF RECORD FOR COUNTERCLAIMANT NONA TOBIN ON ORDER SHORTENING TIME

At request of counsel, COURT ORDERED, Motion TAKEN OFF CALENDAR.

Mr. Ochoa to prepare the order.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property****COURT MINUTES****June 03, 2019**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**June 03, 2019      8:45 AM      Calendar Call**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** RJC Courtroom 15D

**COURT CLERK:** Susan Botzenhart

**RECORDER:** Sandra Harrell

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Coppedge, Linvel J	Attorney
	Hong, Joseph Y.	Attorney
	Tobin, Nona	Intervenor
		Counter Claimant
		Cross Claimant

**JOURNAL ENTRIES**

- Parties made appearances; and Mr. Coppedge identified Ms. Tobin as an individual. Court clarified there is nothing in the record that shows Ms. Tobin as an individual, the Court had asked Mr. Mushkin about this at the last hearing, the intervention motion was granted back in 2016 as Tobin trustee on behalf of the trust, there is nothing in the record that allowed Ms. Tobin to come in as an individual, and a trustee has to be represented by counsel. Court addressed the caption issue and history of the case, including the ruling made at the prior hearing. Upon Court's inquiry about whether a Rule 2.67 conference was held, Mr. Coppedge stated this occurred two weeks ago, telephonically, and he does not have an exact date. Mr. Hong noted he spoke with opposing counsel telephonically, and will not be providing witnesses or documents. Court noted there was a Joint Case Conference Report filed and an Individual Case Conference Report filed. Statements by counsel. Court addressed the procedural aspects of the case; and determined non-compliance by the parties under EDCR 2.67, EDCR 2.68, and EDCR 2.69 or NRCP 16.1 (a) (3); and no pre-trial memorandums were filed, no joint pre-trial memorandums were filed, and there were no pre-trial disclosures. Parties did not provide trial exhibits. Court stated neither side can provide documents

or witnesses at trial. Trial schedule was provided to the parties by Court, orally.

COURT ORDERED, trial date SET.

6/05/19 8:30 A.M. BENCH TRIAL

CLERK'S NOTE: Minutes updated to only include the trial start time for June 5, 2019. (6/04/19 sb)



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**June 05, 2019**

A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

**June 05, 2019      8:30 AM      Bench Trial**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Susan Botzenhart

**RECORDER:** Sandra Harrell

**REPORTER:**

**PARTIES**

**PRESENT:**      Coppedge, Linvel J      Attorney  
                         Hong, Joseph Y.      Attorney

**JOURNAL ENTRIES**

- Counter Claimant Nona Tobin, present with Mr. Coppedge, as Trustee of the Gordon B. Hansen Trust Dated 8/22/09. Upon Court's inquiry, Mr. Hong confirmed he represents Joel A. Stokes and Sandra F. Stokes, as Trustees of the Jimijack Irrevocable Trust, Yuen K. Lee, and F. Bondurant, LLC, Counter Defendants.

Parties appeared for the scheduled Bench Trial.

Court addressed the caption issue; and noted there is nothing in the record to support that Ms. Tobin is an individual, as she is named as a trustee; and the caption needs to be corrected.

COURT ORDERED, Caption AMENDED to be read as follows: Nona Tobin, as Trustee of the Gordon B. Hansen Trust, Counter Claimant vs. Joel A. Stokes and Sandra F. Stokes, as Trustees of the Jimijack Irrevocable Trust, Yuen K. Lee, an individual, and F. Bondurant, LLC, Counter Defendants.

Following statements by counsel, Court determined there was non-compliance under NRCP 11, as no proposed findings of facts and conclusions of law were submitted to the Court, prior to this bench trial. COURT ORDERED, the proposed findings of facts and conclusions of law from Counter

Defendant, are due by the end of the day today at 5:00 p.m., with courtesy copies provided to the Court, or the Court may strike the Answers filed by Counter Defendant.

Opening statements by counsel.

Court recessed. TRIAL CONTINUES.

6/06/19 9:45 A.M. BENCH TRIAL

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**June 06, 2019**

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A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

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**June 06, 2019      9:45 AM      Bench Trial**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Susan Botzenhart

**RECORDER:** Sandra Harrell

**REPORTER:**

**PARTIES**

**PRESENT:**      Coppedge, Linvel J      Attorney  
                         Hong, Joseph Y.      Attorney

**JOURNAL ENTRIES**

- Counter Claimant Nona Tobin, present with Mr. Coppedge, as Trustee of the Gordon B. Hansen Trust.

Parties appeared for the scheduled Bench Trial.

Testimony presented (See Worksheets.).

Both sides rested. No rebuttal case was presented. No closing arguments were made.

Court confirmed it received proposed findings of fact and conclusions of law from both sides.

COURT ORDERED, a written decision to issue; hearing SET for decision on the Court's Chamber's Calendar for June 21, 2019.

Court adjourned. Bench trial ENDS.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**June 21, 2019**

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A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

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**June 21, 2019      3:00 AM      Decision**

**HEARD BY:** Kishner, Joanna S.      **COURTROOM:** Chambers

**COURT CLERK:** Michaela Tapia

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Decision made Order filed separately.

CLERK'S NOTE: This Minute Order was electronically served to all registered parties for Odyssey File & Serve. /mt

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Title to Property**

**COURT MINUTES**

**July 09, 2019**

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A-15-720032-C      Joel Stokes, Plaintiff(s)  
vs.  
Bank of America NA, Defendant(s)

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**July 09, 2019      9:00 AM      Motion to Withdraw as  
Counsel**

**HEARD BY:** Barker, David      **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Susan Botzenhart

**RECORDER:** Sandra Harrell

**REPORTER:**

**PARTIES**

**PRESENT:** Coppedge, Linvel J      Attorney

**JOURNAL ENTRIES**

- Nona Tobin, was present in Court. Mr. Coppedge not present. Court TRAILED and RECALLED matter. Mr. Coppedge informed the Court Ms. Tobin is requesting his firm to withdraw from representing her. COURT ORDERED, Motion GRANTED. Mr. Coppedge to prepare the order. Court told Ms. Tobin to go secure new counsel if that is in her best interest.



speak, however, the Court is not saying it could consider what Ms. Tobin has to say, as she is not a party as an individual and as a trustee she is represented by counsel.

Ms. Tobin made statements to the Court about the case. Thereafter, Court stated it will not address the Motions filed by Ms. Tobin herself, to the extent such Motions were filed by Ms. Tobin as an individual.

NONA MOTION TO DISMISS PURSUANT TO NRS 38.310 (2) (filed July 29, 2019)...NONA TOBIN'S MOTIONS FOR A NEW TRIAL PER RULE 54 (B) AND RULE 59 (1) (A) (B) (C) (F) (filed July 22, 2019)

Court stated its findings; and ORDERED, Motions STRICKEN as the documents filed by Nona Tobin as an individual are rogue.

COUNTER-DEFENDANTS' RESPONSE TO NONA TOBIN'S MOTION FOR A NEW TRIAL PER RULE 54 (B) AND RULE 59 (1) (A) (B) (C) (F) AND MOTION TO DISMISS PURSUANT TO NRS 38.310 (2) AND COUNTERMOTION TO STRIKE FROM THE RECORD THE ROGUE MOTIONS AND FOR ATTORNEY'S FEES AND COSTS PURSUANT TO E.D.C.R. RULE 7.60 (b) (1) AND / OR (3)

CROSS-DEFENDANT SUN CITY ANTHEM COMMUNITY ASSOCIATION'S JOINDER TO: COUNTERDEFENDANTS' RESPONSE TO NONA TOBIN'S MOTION FOR A NEW TRIAL PER RULE 54 (B) AND RULE 59 (1) (A) (B) (C) (F) AND MOTION TO DISMISS PURSUANT TO NRS 38.310 (2) AND COUNTERMOTION TO STRIKE FROM THE RECORD THE ROGUE MOTIONS AND SUN CITY ANTHEM COMMUNITY ASSOCIATION'S COUNTERMOTION TO STRIKE NOTICE OF LIS PENDENS WITH ATTACHED COMPLAINT, FOR A VEXATIOUS LITIGANT ORDER, AND FOR ATTORNEYS' FEES PURSUANT TO NRS 18.010 AND E.D.C.R. 7.60

Court stated its findings; and ORDERED, Counter Motion to strike filed by Counterdefendants and Joinder filed by Cross-Defendant Sun City Anthem Community Association are GRANTED IN PART only to the extent the pleadings are asking the Court to strike rogue pleadings filed by Nona Tobin as an individual; the Motions for Attorneys fees and Joinders thereto are DENIED WITHOUT PREJUDICE; and the Motion to expunge the lis pendens is GRANTED, as the lis pendens could not be properly filed, per Court's prior rulings.

Mr. Hong objected to the attorney fees not being imposed; and addressed the caption clean up issue. Mr. Anderson stated his request for attorney fees is related to his Countermotion for today on the Joinder. Court stated there is a challenge here, there is an attorney for the Trustee, and the attorney for the Trustee is not here. Further arguments by counsel. Ms. Tobin made further statements to the Court. Court stated it is the parties' obligation to get their clients' names correct in the pleadings, and the caption correct in the pleadings, and to also give correct information to the Court.

Court noted one of the Motions scheduled for September 10, 2019 cannot be heard by the Court. Mr.

Anderson requested Sun City Anthem's Motion to remain on calendar for September 10, 2019; and COURT SO ORDERED.

Mr. Anderson to prepare the detailed orders from today's hearing, and to circulate them to opposing counsel. Ms. Wittig noted Nationstar Mortgage will waive its right to sign off on the proposed orders.

CLERK'S NOTE: The Court considered the written Response filed by Counter-Defendants represented by Mr. Hong, and Joinder filed by Sun City Anthem Community Association, and did not strike those pleadings, when the Court made its ruling on striking pleadings filed by Nona Tobin as an individual. sb

CLERK'S NOTE: Minutes updated. 9/09/19 sb



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

Other Title to Property

COURT MINUTES

September 10, 2019

A-15-720032-C         Joel Stokes, Plaintiff(s)  
                              vs.  
                              Bank of America NA, Defendant(s)

**September 10, 2019    10:00 AM           All Pending Motions**

**HEARD BY:** Kishner, Joanna S.                         **COURTROOM:** RJC Courtroom 12B

**COURT CLERK:** Susan Botzenhart

**RECORDER:** Sandra Harrell

**REPORTER:**

**PARTIES**

**PRESENT:**           Coppedge, Linvel J                             Attorney  
                              Ochoa, David                                     Attorney

**JOURNAL ENTRIES**

- Court addressed Mr. Coppedge; and stated the order on the Motion to withdraw heard July 9, 2019 was not filed, and he is still counsel of record for Nona Tobin Trustee of the Gordon B. Hansen Trust, which is the only role she has in this case. Court cautioned counsel not to have his client file her own pleadings.

**OPPOSITION TO SUN CITY ANTHEM'S MOTIONS AND TO STRIKE LIS PENDENS AND FOR A VEXATIOUS LITIGANT ORDER AND TWO MOTIONS FOR ATTORNEY FEES AND COUNTERMOTION FOR AN ORDER TO SHOW CAUSE WHY SANCTIONS SHOULD NOT BE IMPOSED**

Based on Court's prior ruling from September 3, 2019, COURT ORDERED, Opposition to Sun City Anthem's Motions and to Strike Lis Pendens and for a Vixatious Litigant Order and Two Motions for Attorney Fees and Countermotion for an Order to Show Cause Why Sanctions Should Not Be Imposed filed August 27, 2019 by Nona Tobin as an individual STRICKEN as rogue pleadings; and, Nona Tobin Declaration in Opposition to Sun City Anthem's Motion for Attorney Fees Against the Gordon B. Hansen Trust filed August 20, 2019, is ALSO STRICKEN as rogue pleadings.

Mr. Ochoa stated it was his understanding that the Court had denied Sun City Anthem Community Association Inc's Counter Motion for a Vexatious Litigant Order. Upon inquiry by Mr. Ochoa, Court clarified about what happened at the hearing on September 3, 2019, including what the Court's ruling was from that hearing. Court also clarified the only matter on for today was Sun City Anthem Community Association Inc.'s Motion for Attorneys fees and Costs.

SUN CITY ANTHEM COMMUNITY ASSOCIATION'S MOTION FOR ATTORNEYS' FEES AND COSTS AGAINST THE GORDON B. HANSEN TRUST

Arguments by counsel. Court stated its findings; and ORDERED, Motion DENIED, as nothing has been provided to the Court, to allow the Court to grant the fees and costs, and there is no basis for Court to grant fees under EDCR 7.60.

The caption issue was addressed further by the Court. Court also reminded the parties to be sure not to list their clients incorrectly or the caption incorrectly, on anything that gets filed.

Court reminded the parties there are two proposed orders owed to the Court in this matter.

Mr. Coppedge stated his firm is going to remain on the case as counsel for Nona Tobin as Trustee.



EIGHTH JUDICIAL DISTRICT COURT CLERK'S OFFICE  
**NOTICE OF DEFICIENCY**  
ON APPEAL TO NEVADA SUPREME COURT

**JOHN W. THOMSON, ESQ.**  
2450 ST. ROSE PKWY., STE 120  
HENDERSON, NV 89074

**DATE: December 23, 2019**  
**CASE: A-15-720032-C**  
**C/W A-16-730078-C**

**RE CASE:** JOEL A. STOKES and SANDRA F. STOKES, as trustee for the JIMI JACK IRROVOCABLE TRUST  
vs. BANK OF AMERICA, N.A.; SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

NOTICE OF APPEAL FILED: December 19, 2019

**YOUR APPEAL HAS BEEN SENT TO THE SUPREME COURT.**

PLEASE NOTE: DOCUMENTS **NOT** TRANSMITTED HAVE BEEN MARKED:

- \$250 – Supreme Court Filing Fee (Make Check Payable to the Supreme Court)\*\*
  - If the \$250 Supreme Court Filing Fee was not submitted along with the original Notice of Appeal, it must be mailed directly to the Supreme Court. The Supreme Court Filing Fee will not be forwarded by this office if submitted after the Notice of Appeal has been filed.
- \$24 – District Court Filing Fee (Make Check Payable to the District Court)\*\*
- \$500 – Cost Bond on Appeal (Make Check Payable to the District Court)\*\*
  - NRAP 7: Bond For Costs On Appeal in Civil Cases
- Case Appeal Statement
  - NRAP 3 (a)(1), Form 2
- Order
- Notice of Entry of Order

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NEVADA RULES OF APPELLATE PROCEDURE 3 (a) (3) states:

"The district court clerk must file appellant's notice of appeal despite perceived deficiencies in the notice, including the failure to pay the district court or Supreme Court filing fee. **The district court clerk shall apprise appellant of the deficiencies in writing**, and shall transmit the notice of appeal to the Supreme Court in accordance with subdivision (e) of this Rule with a notation to the clerk of the Supreme Court setting forth the deficiencies. Despite any deficiencies in the notice of appeal, the clerk of the Supreme Court shall docket the appeal in accordance with Rule 12."

*Please refer to Rule 3 for an explanation of any possible deficiencies.*

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*\*\*Per District Court Administrative Order 2012-01, in regards to civil litigants, "...all Orders to Appear in Forma Pauperis expire one year from the date of issuance." You must reapply for in Forma Pauperis status.*

# Certification of Copy

State of Nevada }  
County of Clark } SS:

I, Steven D. Grierson, the Clerk of the Court of the Eighth Judicial District Court, Clark County, State of Nevada, does hereby certify that the foregoing is a true, full and correct copy of the hereinafter stated original document(s):

NOTICE OF APPEAL; DISTRICT COURT DOCKET ENTRIES; CIVIL COVER SHEET; FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER; NOTICE OF ENTRY OF FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER; DISTRICT COURT MINUTES; NOTICE OF DEFICIENCY

JOEL A. STOKES and SANDRA F. STOKES,  
as trustee for the JIMI JACK IRROVOCABLE  
TRUST,

Plaintiff(s),

vs.

BANK OF AMERICA, N.A.; SUN CITY  
ANTHEM COMMUNITY ASSOCIATION,  
INC.,

Defendant(s),

Case No: A-15-720032-C  
*Consolidated with A-16-730078-C*  
Dept No: XXXI

now on file and of record in this office.

**IN WITNESS THEREOF**, I have hereunto  
Set my hand and Affixed the seal of the  
Court at my office, Las Vegas, Nevada  
This 23 day of December 2019.

Steven D. Grierson, Clerk of the Court



Amanda Hampton, Deputy Clerk

