

**IN THE SUPREME COURT OF THE STATE OF NEVADA**

\*\*\*\*\*

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,

Appellant,

vs.

WESTLAND LIBERTY VILLAGE, LLC, a  
Nevada limited liability company; and  
WESTLAND VILLAGE SQUARE, LLC, a  
Nevada limited liability company,

Respondents,

Electronically Filed  
Jan 15 2021 12:03 p.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

Supreme Court Case No: 82174

District Court Case No: A-20-819412-B

**APPEAL**

**From the Eighth Judicial District Court**

**The Honorable Kerry Earley / The Honorable Mark Denton**

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**SUBMISSION OF ORDER GRANTING MOTION TO ASSOCIATE COUNSEL  
JOHN W. HOFSAESS, ESQ.**

---

John Benedict, Esq.  
Nevada Bar No. 005581  
LAW OFFICES OF JOHN BENEDICT  
2190 E. Pebble Road, Suite 260  
Las Vegas, Nevada 89123  
Telephone: (702) 333-3770  
Facsimile: (702) 361-3685  
Email: John@Benedictlaw.com  
*Counsel for Respondents*

John W. Hofsaess, Esq.  
Pro Hac Vice  
Westland Real Estate Group  
520 West Willow Street  
Long Beach, California 90806  
Telephone: (31) 438-5147  
Email: john.h@westlandreg.com.  
*Associated Counsel for Respondents*

On January 14, 2021, John W. Hofsaess, Esq. entered his appearance in the above-captioned appeal for Respondents Westland Liberty Village, LLC and Westland Village Square, LLC. On January 15, 2021, the Court entered an Order to provide a copy of the District Court Order granting the SCR 42 application. The undersigned counsel hereby submits a true and correct copy of the Order Granting Motion to Associate entered on January 8, 2021 attached herewith as **Attachment 1**. Additionally, a true and correct copy of the filed Notice of Compliance with SCR 42 is attached herewith as **Attachment 2**.

**DATED** this 15th day of January 2021.

By: /s/ *John W. Hofsaess*  
JOHN W. HOFSAESS, ESQ.  
Pro Hac Vice  
Westland Real Estate Group  
520 West Willow Street  
Long Beach, California 90806  
Telephone: (31) 438-5147  
Email: john.h@westlandreg.com.  
*Associated Counsel for Respondents*

**CERTIFICATE OF SERVICE**

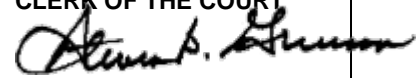
I, the undersigned, declare under the penalty of perjury, that I am over the age of eighteen (18) years, and I am not a party to, nor interested in, this action. On January 15, 2021, I caused to be served a true and correct copy of the foregoing **SUBMISSION OF ORDER GRANTING MOTION TO ASSOCIATE COUNSEL JOHN W. HOFSAESS, ESQ.** by submitting to the above-entitled Court for electronic filing and service upon the Court's Service List for the above-referenced case.

*/s/ Angelyn Cayton*

An Employee of the Law Offices of John Benedict

**ATTACHMENT “1”**

**ATTACHMENT “1”**



NEO  
LAW OFFICES OF JOHN BENEDICT  
John Benedict, Esq.  
Nevada Bar No. 005581  
2190 E. Pebble Road, Suite 260  
Las Vegas, Nevada 89123  
Telephone: (702) 333-3770  
Facsimile: (702) 361-3685  
Email: John@Benedictlaw.com  
Attorneys for Defendants/Counterclaimants/  
Third Party Plaintiffs Westland Liberty Village,  
LLC & Westland Village Square LLC

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

\*\*\*\*\*

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,

Plaintiffs,  
vs.

WESTLAND LIBERTY VILLAGE, LLC and  
WESTLAND VILLAGE SQUARE, LLC,

Defendants,

AND ALL RELATED ACTIONS

CASE NO.: A-20-819412-B  
DEPT. NO.: 13

**NOTICE OF ENTRY OF ORDER**

PLEASE TAKE NOTICE that an **ORDER GRANTING MOTION TO ASSOCIATE  
COUNSEL,**

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//

1 was entered in the above-entitled matter on January 8, 2021. A true and correct copy is attached  
2 hereto.

3 **DATED** this\_8th\_ day of January, 2021.

4 **LAW OFFICES OF JOHN BENEDICT**

5  
6 By:     /s/ John Benedict      
7 John Benedict, Esq. (SBN 5581)  
8 2190 East Pebble Road, Suite 260  
9 Las Vegas, Nevada 89123  
10 Email: [John@Benedictlaw.com](mailto:John@Benedictlaw.com)  
11 Attorneys for Defendants/Counterclaimants/ Third  
12 Party Plaintiffs Westland Liberty Village, LLC &  
13 Westland Village Square LLC  
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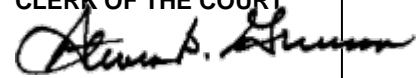
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2 **CERTIFICATE OF SERVICE**

3 I hereby certify that on this\_8th\_ day of January, 2021, a copy of the foregoing **NOTICE**  
4 **OF ENTRY OF ORDER GRANTING MOTION TO ASSOCIATE COUNSEL** were served  
5 on the parties listed below via electronic service through Odyssey to the following:

6 Bob Olson, Esq.  
7 Nathan G. Kanute, Esq.  
8 David L. Edelblute, Esq.  
9 Snell & Wilmer L.L.P.  
3883 Howard Hughes Parkway, Suite 110  
Las Vegas, Nevada 89169  
10 Email: [nkanute@swlaw.com](mailto:nkanute@swlaw.com); dedelblute@swlaw.com  
Attorneys for Plaintiffs

11 Joseph G. Went  
12 Holland & Hart LLP  
9555 Hillwood Drive, 2<sup>nd</sup> Floor  
13 Las Vegas, Nevada 89134  
14 Email: [jgwent@hollandhart.com](mailto:jgwent@hollandhart.com)  
Attorney for Third Party Defendant

15  
16 \_\_\_\_\_/s/ Igor Makarov\_\_\_\_\_  
An Employee of the Law Offices of John Benedict  
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**ORDR**

JOHN BENEDICT, ESQ.  
Nevada Bar No. 005581  
**LAW OFFICES OF JOHN BENEDICT**  
2190 E. Pebble Road, Suite 260  
Las Vegas, NV 89123  
Telephone: (702) 333-3770  
Facsimile: (702) 361-3685  
E-Mail: John@BenedictLaw.com  
*Attorneys for Defendants/Counterclaimants/  
Third Party Plaintiffs Westland Liberty Village,  
LLC & Westland Village Square LLC*

**EIGHTH JUDICIAL DISTRICT COURT  
CLARK COUNTY, NEVADA**

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,

Plaintiff,

vs.

WESTLAND LIBERTY VILLAGE, LLC, a  
Nevada Limited Liability Company; and  
WESTLAND VILLAGE SQUARE, LLC, a  
Nevada Limited Liability Company

Defendants.

AND ALL RELATED ACTIONS.

CASE NO. A-20-819412-B

DEPT NO. 13

**ORDER GRANTING MOTION TO  
ASSOCIATE COUNSEL**

Hearing Date: January 7, 2020

Hearing Time: 9:00 AM

Defendants/Counterclaimants/Third Party Plaintiff's, Westland Liberty Village, LLC ("Liberty LLC") and Westland Village Square, LLC ("Square LLC" and in combination with Liberty LLC, "Westland") Motion to Associate Counsel John W. Hofsaess, Esq. (the "Motion") filed on November 20, 2020, Westland's Amended Motion to Associate Counsel John W. Hofsaess, Esq. (the "Amended Motion") filed on November 24, 2020, Plaintiff Federal National Mortgage Association's ("Fannie Mae") Limited Objection to Westland's Amended Motion to Associate Counsel and Reservation of Rights (the "Limited Objection") filed on November 25, 2020, Third Party Defendant, Grandbridge Real Estate Capital, LLC's ("Grandbridge") Joinder to Plaintiff's Limited Objection (the "Joinder") filed on December 4, 2020, and Westland's Reply in Support of Westland's Motion to Associate Counsel (the "Reply") filed on December 30, 2020 came on for hearing on January 7, 2021, before Department 13 of the Eighth Judicial District Court, the Honorable Mark R. Denton presiding. All parties were present



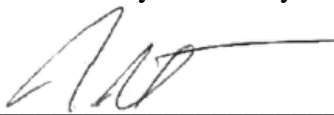
1 through their counsel via video on Blue Jeans.

2 The Court, having considered the pleadings and argument of the parties, and with good cause  
3 appearing, therefore:

4 **IT IS HEREBY ORDERED** that Westland's Motion is hereby GRANTED without prejudice  
5 to Fannie Mae and Grandbridge raising a future objection to John W. Hofsaess, Esq. acting as counsel  
6 at an evidentiary hearing or trial where he will also testify as a witness, thereby allowing the Court to  
7 consider their objection in the context of the hearing or trial.

8 **IT IS FURTHER ORDERED** that John W. Hofsaess, Esq. is hereby admitted to practice in the  
9 above entitled Court for the purposes of the above-entitled matter only.

10 **IT IS SO ORDERED** this 8th day of January 2021.

11 

12 **HONORABLE MARK R. DENTON**  
13 **Judge, Eighth Judicial District Court Department 13**

14 Submitted By:

Approved as to Form and Content By:

15 **LAW OFFICES OF JOHN BENEDICT**

**SNELL & WILMER L.L.P.**

16 By: /s/ John Benedict  
17 **JOHN BENEDICT, ESQ. (005581)**  
2190 E. Pebble Road, Suite 260  
18 Las Vegas, NV 89123  
Telephone: (702) 333-3770  
E-Mail: John@BenedictLaw.com  
19 *Attorneys for Defendants/  
Counterclaimants/ Third Party Plaintiffs  
Westland Liberty Village, LLC & Westland  
20 Village Square LLC*

By: /s/ Bob Olson  
21 **BOB L. OLSON, ESQ. (3783)**  
3883 Howard Hughes Parkway, Suite 1100  
22 Las Vegas, NV 89169  
Telephone: (702) 784-5200  
Email: bolson@swlaw.com  
23 *Attorneys for Plaintiff/ Counterdefendants  
Federal National Mortgage Association*

21 Approved as to Form and Content By:

22 **HOLLAND & HART LLP**

23 By: /s/ Joseph Went  
24 **JOSEPH G. WENT, ESQ. (9220)**  
9555 Hillwood Drive, 2<sup>nd</sup> Floor  
25 Las Vegas, NV 89134  
Telephone: (702) 669-4600  
Email: JGWent@hollandhart.com  
26 *Attorney for Third Party Defendant  
Grandbridge Real Estate Capital, LLC*

**From:** Olson, Bob <bolson@swlaw.com>  
**Sent:** Friday, January 8, 2021 11:54 AM  
**To:** John Benedict <John@benedictlaw.com>; Joseph Went <JGWent@hollandhart.com>  
**Cc:** Kanute, Nathan <nkanute@swlaw.com>  
**Subject:** RE: DRAFT Motion to Associate Order

Hi John,

Approved. You have authority to affix my signature to the order.

Best regards,

Bob L. Olson  
Snell & Wilmer L.L.P.  
3883 Howard Hughes Parkway, Suite 1100  
Las Vegas, Nevada 89169  
Main: 702.784.5200  
Direct: 702.784.5295  
Cell: 702-499-5471  
Fax: 702.784.5252  
[bolson@swlaw.com](mailto:bolson@swlaw.com) [www.swlaw.com](http://www.swlaw.com)

Snell & Wilmer

Denver, **Las Vegas**, Los Angeles, Los Cabos, Orange County, Phoenix, Reno, Salt Lake City, Tucson

**From:** Joseph Went <JGWent@hollandhart.com>  
**Sent:** Friday, January 8, 2021 11:30 AM  
**To:** John Benedict <John@benedictlaw.com>; Olson, Bob <bolson@swlaw.com>  
**Cc:** Kanute, Nathan <nkanute@swlaw.com>  
**Subject:** RE: DRAFT Motion to Associate Order

Approved. Thanks.

---

Joseph G. Went, Esq.

Partner, Holland & Hart LLP

9555 Hillwood Dr., 2nd Floor, Las Vegas, NV, 89134

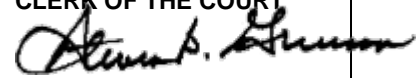
T 702.669.4619 F 702.475.4199



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**ATTACHMENT “2”**

**ATTACHMENT “2”**



NOC

**LAW OFFICES OF JOHN BENEDICT**

John Benedict, Esq.  
Nevada Bar No. 005581  
2190 E. Pebble Road, Suite 260  
Las Vegas, Nevada 89123  
Telephone: (702) 333-3770  
Facsimile: (702) 361-3685  
Email: John@Benedictlaw.com

*Attorneys for Defendants/Counterclaimants/  
Third Party Plaintiffs Westland Liberty Village,  
LLC & Westland Village Square LLC*

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

\*\*\*\*\*

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,

Plaintiffs,  
vs.

WESTLAND LIBERTY VILLAGE, LLC and  
WESTLAND VILLAGE SQUARE, LLC,

Defendants,

AND ALL RELATED ACTIONS

) CASE NO.: A-20-819412-B  
) DEPT. NO.: 13  
)  
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)

) **DEFENDANTS/ COUNTERCLAIMANTS/  
THIRD PARTY PLAINTIFFS' NOTICE OF  
COMPLIANCE WITH SUPREME COURT  
RULE 42 FOR ADMISSION OF JOHN  
HOFSAESS AS THEIR ASSOCIATED  
COUNSEL FOR THIS CASE**  
)  
)  
)

**TO: ALL PARTIES AND THEIR RESPECTIVE COUNSEL OF RECORD**

//

//

1 Defendants/ Counterclaimants/ Third Party Plaintiffs WESTLAND LIBERTY VILLAGE,  
2 LLC and WESTLAND VILLAGE SQUARE, LLC, by and through their counsel of record, John  
3 Benedict, Esq. of the Law Offices of John Benedict, hereby submit their Notice of Compliance with  
4 Nevada Supreme Court Rule 42, by submission of the Order Granting Motion to Associate John  
5 Hofsaess, Esq. as their associated counsel for this case to the Nevada Bar Association through  
6 electronic mail on January 8, 2021 (Exhibit A), receipt of which was acknowledged by the State Bar  
7 of Nevada (Exhibit B).

8 It is respectfully requested that the hearing set at 9:00 on February 25, 2021, be vacated.

9 **DATED** this 12th day of January 2021.

10 **LAW OFFICES OF JOHN BENEDICT**

11 By: /s/ John Benedict

12 John Benedict, Esq. (SBN 5581)

13 2190 East Pebble Road, Suite 260

14 Las Vegas, Nevada 89123

15 Email: [John@Benedictlaw.com](mailto:John@Benedictlaw.com)

16 *Attorneys for Defendants/Counterclaimants/*

17 *Third Party Plaintiffs Westland Liberty Village, LLC*

18 *& Westland Village Square LLC*

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Bob Olson, Esq.  
Nathan G. Kanute, Esq.  
David L. Edelblute, Esq.  
Snell & Wilmer L.L.P.  
3883 Howard Hughes Parkway, Suite 110  
Las Vegas, Nevada 89169  
Email: [nkanute@swlaw.com](mailto:nkanute@swlaw.com); [dedelblute@swlaw.com](mailto:dedelblute@swlaw.com)  
Attorneys for Plaintiffs

Joseph G. Went  
Holland & Hart LLP  
9555 Hillwood Drive, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89134  
Email: [jgwent@hollandhart.com](mailto:jgwent@hollandhart.com)  
Attorney for Third Party Defendant

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**EXHIBIT “A”**

**EXHIBIT “A”**



Angelyn

Fri 1/8/2021 4:33 PM



To: suzym@nvbar.org

Cc: John Benedict; John Hofsaess <john.h@westlandreg.com>; Igor Makarov

2021-01-08 NEO of Order Gra...

477 KB

Good Afternoon Ms. Moore,

Please see the attached for your record. Kindly confirm receipt of same.

If you have any questions or concerns, please do not hesitate to contact our office. Thank you for your attention to this matter.

Respectfully,

Angelyn Cayton

Paralegal

Law Offices of John Benedict

2190 E. Pebble Road, Suite 260

Las Vegas, NV 89123

P: (702) 333-3770 | F: (702) 361-3685

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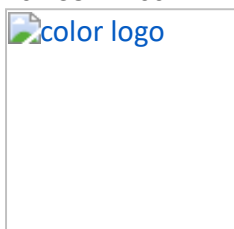
**EXHIBIT “B”**

**EXHIBIT “B”**

**From:** Suzy Moore <SuzyM@nvbar.org>  
**Sent:** Monday, January 11, 2021 8:37 AM  
**To:** Angelyn <Angelyn@benedictlaw.com>  
**Subject:** Re: Order Granting Motion to Associate Counsel John W. Hofsaess, Esq.

Thank you, Angelyn.

Suzy Moore  
Operations Assistant  
State Bar of Nevada  
3100 W. Charleston Blvd., Suite 100  
Las Vegas NV 89102  
702-382-2200



---

**From:** Angelyn <Angelyn@benedictlaw.com>  
**Sent:** Friday, January 8, 2021 4:33 PM  
**To:** Suzy Moore <SuzyM@nvbar.org>  
**Cc:** John Benedict <John@benedictlaw.com>; John Hofsaess <john.h@westlandreg.com>; Igor Makarov <Igor@benedictlaw.com>  
**Subject:** Order Granting Motion to Associate Counsel John W. Hofsaess, Esq.

□

---

Good Afternoon Ms. Moore,

Please see the attached for your record. Kindly confirm receipt of same.

If you have any questions or concerns, please do not hesitate to contact our office. Thank you for your attention to this matter.

Respectfully,

Angelyn Cayton  
Paralegal  
Law Offices of John Benedict  
2190 E. Pebble Road, Suite 260  
Las Vegas, NV 89123  
P: (702) 333-3770 | F: (702) 361-3685

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