

IN THE SUPREME COURT OF THE STATE OF NEVADA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION; AND
GRANDBRIDGE REAL ESTATE
CAPITAL, LLC

Appellants,

v.

WESTLAND LIBERTY VILLAGE
LLC, A NEVADA LIMITED
LIABILITY COMPANY; AND
WESTLAND VILLAGE SQUARE,
LLC, A NEVADA LIMITED
LIABILITY COMPANY,

Respondents.

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Supreme Court Case No. 82174

District Court Case No. A676900

APPEAL

**From the Eighth Judicial District Court
The Honorable Kerry Earley / The Honorable Mark Denton**

JOINDER TO EXPEDITED MOTION TO STAY PENDING APPEAL

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RULE 26.1 DISCLOSURE

Pursuant to Nev. R. App. Proc. 26.1, the undersigned counsel certifies that Grandbridge Real Estate Capital, LLC (“Grandbridge”) is a North Carolina limited liability company. Grandbridge is a wholly owned subsidiary of Truist Bank. Truist Bank is wholly owned by Truist Financial Corporation. No publicly held corporation owns more than 10% of Truist Financial Corporation’s stock. Holland & Hart LLP has represented Grandbridge since it became involved in this case.

JOINDER TO EXPEDITED MOTION TO STAY PENDING APPEAL

Grandbridge joins the legal arguments set forth in Appellant Federal National Mortgage Association's ("Fannie Mae") *Expedited Motion to Stay Pending Appeal* (the "Motion") on file herein, and requests the relief sought therein. The Motion seeks a stay of paragraphs (2), (3), and (4) on page 7 of the *Order Granting Defendants' Motion for Preliminary Injunction and Denying Application for Appointment of Receiver* (the "Order") and paragraphs (5)(b)-(o) of the Order. Mot. at p. 10, fn. 12; *see also* APP1518-1530.

At the time of the hearing on October 13, 2020 that resulted in the entry of the Order, Grandbridge had not yet appeared in the case. APP1449. Grandbridge had no opportunity to be heard at the hearing. The multitude of mandatory provisions in the Order violate Grandbridge's due process rights of notice and an opportunity to be heard. *See Eureka County v. Seventh Judicial Dist. Court*, 134 Nev. 275, 280-81, 417 P.3d 1121, 1125-26 (2018). "The fundamental requisite of due process is the opportunity to be heard." *See Browning v. Dixon*, 114 Nev. 213, 217, 954 P.2d 741, 743 (1998).

Based on the foregoing, Grandbridge joins in Fannie Mae's Motion and also requests the relief sought therein.

DATED: January 26, 2021.

HOLLAND & HART LLP

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CERTIFICATE OF SERVICE

I certify that on the 26th day of January, 2021, I served a copy of this completed docketing statement upon all counsel of record:

- ☐ By personally serving it upon him/her; or
- ☒ By mailing it by first class mail with sufficient postage prepaid to the following address(es): (NOTE: If all names and addresses cannot fit below, please list names below and attach a separate sheet with the addresses.)

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DATED this 26th day of January 2021.

/s/ CB
Signature