

1 **NEFF**  
2 JOSEPH Y. HONG, ESQ.  
3 State Bar No. 005995  
4 HONG & HONG LAW OFFICE  
5 1980 Festival Plaza Drive, Suite 650  
6 Las Vegas, Nevada 89135  
7 Telephone No.: (702) 870-1777  
8 Facsimile No.: (702) 870-0500  
9 E-mail: yosuphonglaw@gmail.com  
10 Attorney for Counter-Defendant  
11 *JOEL A. STOKES and SANDRA F. STOKES,*  
12 *as trustees of the JIMI JACK IRREVOCABLE TRUST*

8 **DISTRICT COURT**  
9 **CLARK COUNTY, NEVADA**

11 NONA TOBIN, as Trustee of the GORDON B.  
12 HANSEN TRUST, dated 8/22/08,

13 Counterclaimant,

14 vs.

15 JOEL A. STOKES and SANDRA F. STOKES, as  
16 Trustees of the JIMI JACK IRREVOCABLE  
17 TRUST; YEUN K. LEE, an individual, d/b/a  
18 Manager, F. BONDURANT, LLC.,

18 Counter-Defendants.

Case No. : A-15-720032-C  
Dept. No. : XXXI

Consolidated with: A-16-730078-C

20 **NOTICE OF ENTRY OF FINDINGS OF FACTS,**  
21 **CONCLUSIONS OF LAW AND JUDGMENT**

22 TO: ALL PARTIES AND THEIR COUNSEL OF RECORD:

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24 ///

25 ///

26 ///

1 YOU, AND EACH OF YOU, WILL PLEASE TAKE NOTICE that FINDINGS OF  
2 FACTS, CONCLUSIONS OF LAW AND WDGMENT was entered in the above-entitled matter,  
3 and filed on the 24<sup>th</sup> day of June, 2019, a copy of which is attached hereto.

4 DATED this 24<sup>th</sup> day of June, 2019.

5 HONG & HONG LAW OFFICE

6  
7 *Isl Joseph Y Hong*

8 JOSEPH Y. HONG, ESQ.

9 State Bar No. 005995

10 1980 Festival Plaza Drive, Suite 650

11 Las Vegas, Nevada 89135

12 Attorney for Counter-Defendant

13 *JOEL A. STOKES and SANDRA F.*

14 *STOKES, as trustees of the JIMI JACK*  
15 *IRREVOCABLE TRUST*

16 **CERTIFICATE OF ELECTRONIC SERVICE**

17 Pursuant to NRCP 5(b)(2)(D), I certify that I am an employee of Joseph Y. Hong, Esq., and  
18 that on this 24<sup>th</sup> day of June, 2019, I served a true and correct copy of the foregoing **NOTICE OF**  
19 **ENTRY OF FINDINGS OF FACTS, CONCLUSIONS OF LAW AND JUDGMENT** by  
20 electronic transmission through the Eighth Judicial District Court EFP system (Odyssey eFileNV)  
21 pursuant to NEFCR 9 upon each party in this case who is registered as an electronic case filing  
22 user with the Clerk.

23 *By Isl Debra L. Batesel*

24 An employee of Joseph Y. Hong, Esq.



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OROR

EIGHTH JUDICIAL DISTRICT COURT  
CLARK COUNTY, NEVADA

NONA TOBIN, as Trustee of the  
GORDON B. HANSEN TRUST dated  
8/22/08,

Case No.: A-15-720032-C

Consolidated with A-16--73007&-C

Counterclaimant,

vs.

JOEL A. STOKES AND SANDRA F.  
STOKES, as Trustees of the JIMI JACK  
IRREVOCABLE TRUST; YUEN K  
LEE, an Individual, d/b/a  
Manager, F. BONDURANT, LLC.,

Counter-Defendants.

FINDINGS OF FACTS, CONCLUSIONS OF LAW AND JUDGMENT<sup>1</sup>

This matter, having come on for Bench Trial commencing on June 5<sup>th</sup> and  
6<sup>th</sup>, 2019, with L. Joe Coppedge appearing on behalf of Counterclaimant the  
Gordon B. Hansen Trust, dated 8/22/08; and Joseph Hong appearing on behalf  
of all Counter-Defendants. All parties having an opportunity to present their

<sup>1</sup> The consolidated cases commenced with multiple parties being named and the initial caption read in part, "Joel A. Stokes and Sandra F. Stokes as trustees of the Jimi Jack Irrevocable Trust Plaintiffs, vs. Banc of America, et al". All claims by all other parties, other than those of the Counterclaimant against Counter-Defendants have either been resolved or eliminated due to rulings of the Court. Thus, the only claims that were asserted and remain for trial were the Counterclaimant's claims against Counter-Defendants. Accordingly, the caption, as set forth above; correctly sets forth the parties that were asserted to have remained for purposes of trial.

1 case, the Court having considered the evidence., the previous Orders and  
2 Judgments in this case, and good cause appearing therefore, enter the  
3 following Findings of Fact and Conclusions of Law:  
4

5 **FINDINGS OF FACTS**

6 1. Counterclaimant, the Gordon B. Hansen Trust Dated 8/22/08  
7 ("Hansen Trust") claims in intervention against Counter-Defendants, Joel A  
8 Stokes and Sandra F. Stokes, as Trustees of the Jimijack Irrevocable Trust  
9 ("Jimijack"); and Yuen K Lee, an individual d/b/a Manager F. Bondurant, LLC,  
JO ("Lee"), involving a real property commonly known as 2763 White Sage Drive,  
n Henderson, Nevada 89052, APN 191-13-Si 1-052 (the "Subject Property") were  
12 the only remaining claims set for trial to commence on June 5, 2019.  
13

14 2. On January 11, 2017, the Hansen Trust intervened in the present  
15 action via Order, with Notice of Entry thereof, filed on January 12, 2017. The  
16 Hansen Trust alleged claims of Quiet Title and Equitable Relief, Civil Conspiracy,  
17 Fraudulent Conveyance, Unjust Enrichment, and Breach of Contract against the  
18 Sun City Anthem Community Association ("HOA"), The Hansen Trust alleged  
19 claims for Quiet Title and Equitable Relief, Fraudulent Re-conveyance, Unjust  
20 Enrichment, Civil Conspiracy, and Injunctive Relief against Jimijack. The Hansen  
21 Trust alleged claims for Fraudulent Conveyance, Quiet Title and Equitable Relief,  
22 and Civil Conspiracy against Lee d/b/a F. Bondurant. The Hansen Trust  
23 alleged claims for Quiet Title and Equitable Relief, Breach of Contract, Equitable  
24 Relief (set) and Civil Conspiracy against Opportunity Homes and Thomas Lucas,  
25

28  
JOANNA S. KISHNER  
CLERK OF DISTRICT COURT  
DISTRICT OF CLATSOP COUNTY  
LAS VEGAS, NEVADA

1 The essence of the Hansen Trust's claims in the consolidated cases was  
2 asserted to be that it sought to void the HOA foreclosure sale of the Subject  
3 Property. In each of the pleadings filed against each of the respective parties,  
4 the Hansen Trust set forth that Nona Tobin was the Trustee of the Hansen Trust  
5 dated 8/22/08, and that the claims were brought by the Trustee of the Hansen  
6 Trust on behalf of the Trust. Given it was asserted in all of the claims in the  
7 respective pleadings that the Hansen Trust was the purported owner of the  
8 property at issue at the time of the foreclosure sale, and that Ms. Tobin was the  
9 successor Trustee, the Court finds that the pleadings are consistent with the  
10 intention of the Court's Order granting intervention by the Hansen Trust. There  
11 was no intention by the Court to grant intervention to Ms. Tobin as an individual  
12 as there was no assertion in the January 2017 Motion to Intervene or in what  
13 were titled "cross-claims" and "-counter-claims" that anyone or entity had asserted  
14 any joint or other form of ownership right with the Hansen Trust at the time of the  
15 foreclosure at issue.<sup>2</sup>

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21 "The Court notes that on May 24, 2019, less than two weeks before trial was to commence,  
22 Counterclaimant filed a "Supplement" without leave of Court which had a "quitclaim deed" dated  
23 March 27, 2017 attached. It was contended that Ms. Tobin as the successor trustee of the  
24 Hansen Trust quitclaimed to herself as an individual effective March 21, 2017 whatever interest  
25 the Hansen Trust had in the subject property for no consideration. While the Court takes no  
26 position as to whether the quitclaim deed was proper within the terms of the trust as the court  
27 was not shown the trust nor did anyone testify as to the ~~larger~~ ~~scope~~ of the trust, the Court notes that  
the Court Record shows that in a prior pleading there were representations by Counterclaimant  
through its Trustee, Ms. Tobin, that she was one of two beneficiaries of the Trust. Second, even  
if the Court were to view the Supplement and its attachment as allowable, from a chronological  
standpoint, the purported transfer of ownership rights (whatever they were purported to be) did  
not take place until about two months after there was Notice of Entry of the Order on the Motion  
to Intervene which granted intervention to the Hansen Trust only in the present case. Thus,  
regardless of whether the "quitclaim deed" was valid or not, Ms. Tobin was not a proper party to  
the instant litigation as there was no timely request for her to intervene or any legal authority

Tobin, an individual was in the proposed pleadings attached to the 11/15/16 MINV and in every caption until removed by a bench order at the calendar call on 6/3/19. SCA's 3/22/17 motion to dismiss Tobin as an individual for not having an attorney was denied. See 4/27/17 transcript. SCA's failure to enter the order was in

1 3. After the Hansen Trust filed what it asserted to be "cross-claims" bad faith.  
2 and a "counter-claim", various pleadings were filed by the Intervenor Hansen  
3 Trust in which the phrase "Nona Tobin as an individual." was set forth in the  
4 caption and in some cases in the body of the document, despite the fact the  
5 Motion to intervene was filed by the Trustee on behalf of the Trust and  
6 Intervention was only granted to the Hansen Trust. From a review of the Court  
7 Record, it appears that other parties to the action also included the incorrect  
8

Tobin was not removed as an individual party when the caption was reformed. See 3/7/12 and 3/12/12 orders.

9 Caption that had been used by Intervenor Hansen Trust in some of their  
10 pleadings. Morgan and Hong lied to the court at the 4/23/19 hearing about Tobin's standing as an individual  
11 It was not until a couple of months before trial was to commence in

12 2019 that the error was brought to the attention of the Court. In 2019<sup>3</sup>, the Court  
13 was informed, and the Odyssey Record of the Eighth Judicial District confirms,  
14

See 4/27/17 transcript

15 that contrary to the scope of the Intervention granted by the Court, at some point  
16 Tobin was listed as an individual in the proposed pleadings in the 11/15/16 Pro Se MINV and in  
17 in 2017 the Hansen Trust inserted Ms. Tobin's name incorrectly in the caption  
18 every filing by all parties until the bench order at 5/29/19 hearing changed which parties could go to trial  
19 and then used her name in an individual capacity at some points in pleadings. In  
20 See 9/29/16, 12/20/16, 3/28/17, 4/27/17 4/23/19, 4/25/19, 5/21/19, 5/29/19 and 6/3/19 TRANS  
21 those same pleadings, however, the nature of the actions relating to the  
22 ownership of the property which was purportedly was owned by the Hansen  
23

24 presented to the Court that she could intervene on her own behalf after she contended that she  
25 quitclaimed whatever interest the Hansen Trust purportedly had on or about March 27, 2017. As  
26 intervention by Ms. Tobin as an individual as distinct from her role as trustee was not timely or  
27 properly presented and hence was not granted, the Court finds that the trial properly commenced  
28 and concluded between the only parties that remained in the case.

<sup>3</sup>Indeed, at hearing(s) in 2019 after the Court was put on notice of what had occurred, in the  
presence of Ms. Tobin who was present as Trustee of the Hansen Trust with her counsel, the  
Court reminded all parties that it needed to strike pleadings that had been filed by Ms. Tobin  
herself. The Court confirmed with the parties that Ms. Tobin's role was solely as Trustee of the  
Hansen Trust and the Hansen Trust was represented by counsel. See, e.g. Hearing of April 23,  
2019, where the Court was informed, and then subsequent hearings where Ms. Tobin was  
present with her counsel where the issue was again communicated.

1 See 4/27/17 transcript where the Court denied SCA's motion to dismiss Tobin the individual  
2 Trust at the time. of the foreclosure remained the same: Further, there was no  
3 request of the Court, nor any grant of intervention by the Court; to allow Ms.  
4 Because the Court removed Tobin the individual right before the trial, I filed a new MINV  
5 Tobin to appear as an individual. Instead, Ms. Tobin's role was as Trustee of the  
6 so my individual claims would be hear instead of having me lose the house because opposing counsels  
7 Hansen Trust  
8 lied to the court in order to suppress the evidence against them. 6/17/19 MINV was not heard.

9  
10 4. On April 27, 2017, the Court heard Lucas and Opportunity Homes  
11 Misrepresents what happened. See transcript.  
12 Motions for Summary Judgment and ruled thereon. There were other pending  
13 SCA had two motions to dismiss - one for 38.310 mediation and one for not having an attorney  
14 Motions including the HOA Motion to Dismiss the Hansen Trust's claims and  
15 the court denied the motion to dismiss for not having an attorney AS TO THE INDIVIDUAL  
16 related counter motions, which at the request of those who were present, were  
17 continued. The Court was informed that the Hansen Trust was not represented  
18 by counsel as required by EDCR 7.42. The remaining hearings were then reset  
19 to May 23<sup>rd</sup> and then May 25<sup>th</sup> to allow the Hansen Trust to obtain counsel and  
20 be prepared. On May 25<sup>th</sup>, 2017; the parties withdrew some of the pending  
21 SCA's 3/31/17 opposition to the motion was mischaracterized as a 2nd motion of mine  
22 Motions and requested that the ruling on others, including the HOA's Motion to  
23 See 4/10/17 Tobin ROPP. SCA did not refute my claims on their merits.  
24 Dismiss as to all of the Hansen's Trust's claims, be deferred as some of the  
25 This obfuscates that none of the parties attended mediation except Tobin and the GBH Trust  
26 parties were seeking NRED mediation.

27 5. At the parties' request, the Court did not rule on those pending  
28 5/25/17 hearing order not entered until 9/20/17 and it did not include the fact that the court  
29 Motions. On September 19, 2017, the parties filed a Stipulation and Order and  
30 denied SCA's motion to dismiss as to the individual on 4/27/17  
31 the following day they filed Notice of Entry Thereof. The Stipulation addressed  
32 all of the Counterclaimant Hansen Trust's claims with the HOA Pursuant to the  
33 Stipulation and Order, the HOA's Motion, as it applied to the Hansen Trust (and  
34 I was always a party until the judge changed which parties went to trial at the calendar call  
35 to the extent that Ms. Tobin asserted at the time she was a party), was dismissed  
36 The 2/5/19 SCA MSJ and 2/12/19 NSM Ltd joinder specifically were against the GBH Trust and not  
37 against Tobin the individual. The individual should have been allowed to present all her evidence  
38 at trial.

1 other than the quiet title claim.<sup>4</sup> The Stipulation filed on September 17<sup>th</sup> provided:

2 The parties referenced were Tobin the individual and Tobin the trustee

3 1. That all claims against the HOA be dismissed without  
4 prejudice for the parties to attend mediation.

5 2. That the Court does not make a decision as to the quiet  
6 title claim at this time.

7 3. That the Court does not make any determination as to  
8 actions taken after the filing of the HOA's Motion at this  
9 time. The action was that SCA filed a motion to dismiss Tobin an individual and the GBH  
10 Trust for not having an attorney and rejected my settlement offer both on 3/22/17.

11 4. That the Counter-Motion(s) filed by Nona Tobin an Individual and Trustee of the Gordon B Hansen Trust be  
12 withdrawn without prejudice at this time. On 3/27/17 I informed SCA I  
13 was the sole beneficiary and  
14 had put title of the trust in my  
15 own name so the EDCR 7.42  
16 issue was moot. On 3/28/17  
17 the deed was recorded and is  
18 in the court record on 3/28/17,  
19 4/5/17, 4/10/17, 4/27/17 and  
20 2/7/19 as NSM 208-221.

21 9/19/17 ORDER  
22 NEO 9/20/17, 4 months after the 5/25/17 hearing and a month after SCA attorneys  
23 removed Based on the stipulations of the parties:  
24 me on  
25 8/24/17 THE COURT ORDERS: AH claims against Sun City  
26 from my Anthem Community Assodation are dismissed without  
27 elected seat prejudice to attend NRED mediation, except for the  
28 on the Board quiet title claim. SCA  
29 for being a  
30 party to this  
31 case AS AN  
32 INDIVIDUAL

33 THE COURT ORDERS the counter-motions filed March  
34 3, 2017 and March 31, 2017 be WITHDRAWN  
35 WITHOUT PREJUDICE 3/31/17 was SCA's opposition to my 3/3/17 motion to void the sale

36 THE COURT FUTHER ORDERS the Motion to Dismiss  
37 is GRANTED, pursuant to a stipulation of the parties to  
38 all claims other than quiet title

39 I claimed an interest in the property as a beneficiary as of 1/14/12. This is an interest in  
40 the property prior to the foreclosure. I became the sole beneficiary 3/27/17, and i became  
41 the title holder of the GBH Trudt interest on 3/28/17.

42 <sup>4</sup> At the time of the Stipulation in 2017., the Court had not been informed that M. Tobin was not a  
43 proper party but merely an individual who had incorrectly been added to the caption. Placing  
44 oneself on a caption or in a pleading does not confer party status on that individual when  
45 intervention is only granted to the entity who claimed an interest in the property at the time of the  
46 foreclosure. If this were true, then NSM is not proper party as it never claimed to have had an interest in the  
47 property at the time of the foreclogure.

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1 THE COURT FURTHER ORDERS the Motion to  
2 Dismiss is DENIED WITHOUT PREJUDICE in regards  
3 to the quiet title claim.

4 ~~This is patently false. NSM filed a bogus NOTC 11/9/17 completion of mediation~~

5 6. In light of the parties Stipulation to attend NRED mediation, the  
6 I completed mediation on 11/13/18 Joe did not file the NOTC  
7 case was pending until the Court received notice that the NRED mediation had  
8 All four times I filed the NOTC as a Pro Se, they were stricken from the record  
9 been completed. A Notice of completion of mediation was filed in November  
10 SCA's 4/20/18 was the untimely XCAN to my 1/31/17 CRCM, completely unrelated to mediation  
11 2017. Thereafter, in April 2018, the HOA filed an Answer to the only remaining  
12 SCA 's XCAN did not answer my claims substantively, just issued a blanket denials like Hong did  
13 claim between it and the Hansen Trust-Le. Quiet Title. That was the only  
14 but if SCA had answered just the quiet title claim after mediation was completed and all the other claims  
15 remaining claim pursuant to the parties Stipulation the preceding September.  
16 were back under the court's jurisdiction, SCA should have answered the claims substantively.

17 7. In February 2019, the HOA filed a Motion for Summary Judgment  
18 with a limited Joinder by Nationstar.<sup>5</sup> At the request of the parties, the matter  
19 was heard on March 26, 2019. After a full oral argument, and taking fully into  
20 account the pleadings as well as the allowable evidence and oral argument, the  
21 Court GRANTED the HOA's Motion and Nationstar's limited Joinder thereto. The  
22 Court set forth its reasoning in open Court and then detailed its reasoning in the  
23 Findings of Fact and Conclusions of Law and Judgment thereon, which were filed  
24 on or about April 17, 2019 ("FFCL"). Notice of Entry was filed on April 18, 2019,

25 8. In its ruling on the HOA's Motion for Summary Judgment, the Court  
26 expressly found that "the totality of the facts evidence that the HOA properly  
27 followed the process and procedures in foreclosing upon the Property." See  
28 *FFGL filed on April 17, 2019, page 9, lines 5-6.* The Court, therefore, granted the  
Neither OpHomes nor F Bondurant had any claims against NSM to settle. Neither OpHomes nor F. Bondurant (or  
Jimijack for that matter) filed a responsive pleading to NSM's 1/11/16 or 6/2/16 claims NSM. The 2/21/19 NTSO is a  
fraud to create rights for NSM and Jimijack

6 That same month Nationstar, Opportunity Homes, and F. Bondurant mad a Stipulation to  
Dismiss with respect to their claims vis a vis each other. The parties also filed a Stipulation to  
Reform the Caption. The 3/7/19 and 3/12/19 orders to reform the caption did not remove Tobin  
as an Individual party. These are also a deceptive means to create rights for Jimijack and  
NSM by deceiving the court.

2/12/19 NSM joinder was limited- did not go against Tobin the individual and was fraudulent. NSM claimed the sale did not extinguish the DOT because of the Miles Bauer tender but concealed that SCA 302 was NSM's own offer of one year assessments and lied to the court about owning the beneficial interest of the DOT.

2/5/19 SCA MSJ was a partial MSJ as it was not filed against Tobin as an individual

1 HOA's Motion for Summary Judgment as to the Hansen Trust's claim against the  
2 MSJ was unwarranted as SCA did not have an interest in the title and it misrepresented to the court  
3 HOA for Ouret Title and Equitable Relief in seeking to void the HOA foreclosure  
4 the evidence and the law tht was in dispute. SCA relied 100% on hearsay evidence and covered  
5 sale. See FFCL fited on April 17, 2019. up the misdeeds of the Board and SCA agents.  
6 Hong and Morgan served notice on 4/15/19 and 4/22/19 that the 4/23/19 hearing was continued by 4/12/19  
7 9. On April 23, 2019, at the hearing for Nationstar's Motion for  
8 court order to 5/7/19. With only Hong and Morgan in attendance , the court issued bench orders to strike Tobin's  
9 Summary Judgment, the Court was informed that the only parties remaining in  
10 Pro Se filings from the record because Joe had not filed a MWCN, not because Tobin wasn't an individual party.  
11 the case due to rulings and resolutions were Counterclaimant Hansen Trust, the

12 Stokes on behalf of J.imiJack and Lee d/b/a F. Bondurant The Court was **misinformed**

13 informed that prior captions had. incorrectly set forth that Ms. Tobin was a party in

14 her individual capacity. The Court was further informed and shown that

15 **False also to the individual as a beneficiary**

16 Intervenor status had only been granted to the Hansen Trust which Ms. Tobin

**Tobin's motion to show cause why these attorneys should not be sanctioned for this was stricken from the record on 9/3/19. NEO 11/22/19.**

17 acted in the capacity of Trustee. Ms. Tobin, according to the official reco'd of the

18 **False. See 9/23/16 AFFD, 9/29/16 TRANS, 11/15/16 MINV, 12/20/16 TRANS, 4/27/17 TRANS**  
19 consolidated cases, had never been granted leave to intervene as an individual.

20 **Fraudulent pending resolution being Hong and Morgan. NSM did not own the DOT. Jimijack did not have an**  
21 In light of the fact there was a pending resolution between various entities, but

22 **admissible deed. and they were lying to the court to suppress the evidence against them so profound**

23 there were still counterclaims outstanding involving the Hansen Trust, the Pre

24 **that the only way they could win was to suppress 100% of the evidence and prevent my claims from being**  
25 Trial Conference set for April 25, 2019, remained on calendar so that the trial  
26 heard at all.

27 could be set with respect to the remaining claims of the Hansen Trust

28 **This hearing was in essence ex-parte because Tobin and counsel had been served notice that there would be no**  
1 hearing 10. At that same April 23<sup>rd</sup> hearing, due to the fact that Ms. Tobin had

21 .filed documents on her own. whilst the Trust was represented by counsel, those

**and the individual**

22 I filed those April 2019 notices and motions as an individual, and not as a trustee.

23 purported pleadings filed by Ms. Tobin Were considered rogue documents. Since

24 they were rogue documents, they were stricken in accordance with the rules.  
25 **what are the rules to strike? wasn't this really a Rule 11 sanction?**

26 **striking hundreds of pages of exhibits because a Pro Se who had filed all the pleadings and motions in 2017**

27 11. On April 29, 2019, the Hansen Trust filed a Motion for

28 didn't know that in 2019 she had to get her attorney to withdraw before she could file a new NOTA seems  
1 Reconsideration of the Court's ruling on the HOA's Motion for Summary

2 like a disproportionate penalty

**All parties opposed reconsideration because they can only win by suppressing 100% of the evidence.**



1 1. NRS Chapter 116 specifically authorizes a homeowners'  
2 association to foreclose on the entirety of its delinquent assessment lien against  
3 the homeowner. See NRS 116.31162-116.31168. In this case, the Court has  
4 The Court erred as the HOA did not comply with all the statutes or its own governing docs  
found that the HOA complied with the statutes, all required notices were  
5 not SCA says default was 7/1/12, but chk 143 paid through 9/30/12 and rejected \$825 on 5/9/13  
6 provided, there was a default when the power of sale was exercised, and the  
would have paid 10/1/12-6/30/13. The power of sale was exercised after concealing \$1100 was rejected. SCA 302 is fraud  
7 HOA had the authority to foreclose upon the Subject Property. See FFCL filed  
There was no valid SCA Board vote to authorize the sale. HOA had no authority to reject assessments paid  
8 on April 17, 2019. Thus, pursuant to NRS Chapter 116, any and all rights and  
that would have cured the default (check 143 and Miles Bauer) or that exceeded the super-priority (SCA 302)  
9 interests the Hansen Trust had in the Subject Property was divested and  
10 extinguished at the time of the HOA foreclosure sale.

11 2. "A valid and final judgment on a claim precludes a second action  
12 on that claim or any part of it." *Univ. of Nev. v. Tarkanian*, 110 Nev. 581, 599  
13 (1994). Claim preclusion applies when: (1) the parties or their privies are the  
14 same; (2) the final judgment is valid; and (3) the subsequent action is based on  
15 the same claims or any part of them that were or could have been brought in the  
16 first case." *Five Star Capital Corp. v. Ruby*, 124 Nev. 1048, 1054 (2008). The  
17 Hansen Trust's claim for Quiet Title/Equitable Relief in seeking to void the HOA  
18 sale was fully adjudicated by the Court pursuant to the HOA's Motion for  
19 Summary Judgment wherein the Court entered its FFCL, which was filed on  
20 April 17, 2019. The Hansen Trust, therefore, cannot re-litigate the same claim or  
21 any part thereof. The other claims also fail as they request the Court make a  
22 ruling inconsistent with its ruling on the Motion for Summary Judgment  
23  
24

25 3. "The doctrine of the law of the case cannot be avoided by a more  
26  
27

1 detailed and precisely focused argument subsequently made after reflection  
2 upon the previous proceedings." *Hall v. State*, 91 Nev. 314, 316, 535 P.2d 797,  
3 799 (1975). The Court's FFCL granting Summary Judgment in favor of the HOA  
4 that was filed on April 17, 2019, is the law of the case as to the Hansen Trust's  
5 claim for Quiet Title and Equitable Relief in seeking to void the HOA sale. The  
6 Hansen Trust, therefore, cannot avoid the doctrine of the law of the case which  
7 not only precludes its Quiet Title and Equitable Relief claims but since its other  
8 claims against Jirnijack and Lee and contingent upon a finding in its favor on the  
9 quiet title claim or the premises upon which it is built, those claims fail as well.

10  
11 4. In addition to the claims already being precluded given there is  
12 both issue preclusion through law of the case, in the present matter, the Court  
13 had also denied the Counterclaimant's Motion for Reconsideration shortly before  
14 the trial commenced. Thus, the Court had already reviewed its decision both  
15 procedurally and substantively. Accordingly, the law of the case in the present  
16 action would apply for the independent reason that the underlying decision had  
17 already been reviewed and re-affirmed by the Court.

18  
19 5. Even if Counterclaimant could try to contend that any of its claims  
20 were not barred by issue and claim preclusion, then Counterclaimant's claims all  
21 still fail as it failed to meet its burden of proof on any of its claims. Specifically,  
22 Ms. Tobin as Trustee for the Hansen Trust conceded on direct examination that  
23 the house had been subject to multiple short sale potential escrows as the  
24 house was in default with the lender. She also conceded that there was a late  
25

1 payment to the HOA. Thus, at least \$25.00 was owed to the HOA at some  
2 point. While she disagreed whether the HOA could assess the charges that she  
3 asserted were added to the Hansen Trust account as a result of the Hansen  
4 Trust's failure to pay its dues on time, she provided no evidence that the Charges  
5 were inaccurate or impermissible. She also testified that she received a Notice  
6 of Foreclosure Sale on the property. She failed to identify any individuals with  
7 whom the Hansen Trust had a contract with or any individuals who engaged in a  
8 purported conspiracy. Thus, the testimony of the Trustee of the Hansen Trust  
9 demonstrated that the Hansen Trust could not meet its burden on any of the  
10 claims asserted against any of the Counter Defendants. The failure of  
11 Counterclaimant to meet its burden of proof is an independent basis which  
12 requires the Court to find in favor of Counter-Defendants and against  
13 Counterclaimant.  
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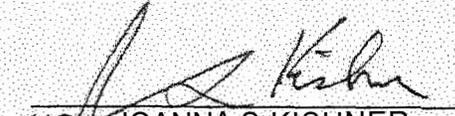
16 THEREFORE, PURSUANT TO THE ABOVE FINDINGS OF FACT AND  
17 CONCLUSIONS OF LAW, IT IS HEREBY ORDERED, ADJUDGED, AND  
18 DECREED that Judgment shall be entered in favor of Jimijack and Lee and  
19 against the Hansen Trust as to all claims alleged against them by the Hansen  
20 Trust.  
21

22 If IS FURTHER HEREBY ORDERED, ADJUDGED, AND DECREED  
23 that the Us Pendens recorded against the Subject Property by the Hansen Trust  
24 shall be cancelled and expunged.  
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Couns\$1 f6r Gouhter-Defehdantsiis directed pursuanfto NRCP 58 {b) apd  
(e) to file and serve Notice n f Entry o fthe Court's findings and JudgtmentwithJn  
fqurtf;en days hereof.

! TI\$ SO.ORDERED thls24<sup>th</sup> cty of June, 2019,

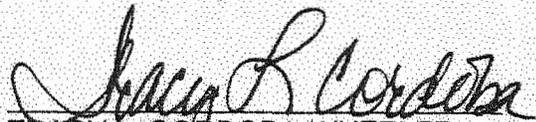
  
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HON. JOANNA S. KISHNER  
DISTRICT COURT JUDGE

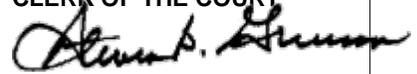
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CERTIFICATE OF SERVICE

I hereby certify that, on or about the date **filed**, a copy of this Order, as served via electronic Service to all counsel/registered parties, pursuant to the Nevada Electronic Filing Rules, and/or served via in one or more of the following manners: fax, U.S. mail, or a copy of this Order was placed in the attorney's file located at the Regional Justice Center.

ALL PARTIES SERVED VIA E-SERVICE

  
TRACY L. CORDOBA-WHEELER  
Judicial Executive Assistant



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](mailto:kanderson@lipsonneilson.com)  
11 [dochoa@lipsonneilson.com](mailto:dochoa@lipsonneilson.com)  
12 *Attorneys for Cross-Defendant*  
13 *Sun City Anthem Community Association*

THIS IS THE ONLY ORDER BESIDES THE 6/24/19  
FINAL JUDGMENT FROM THE TRIAL THAT  
REMOVES ME AS AN INDIVIDUAL. THIS IS THE  
ONLY ORDER THAT SPECIFICALLY ORDERS MY  
PRO SE MOTIONS AND NOTICES TO BE  
REMOVED FROM THE RECORD.

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

14 JOEL STOKES and SANDRA F.  
15 STOKES, as trustees of the JIMI JACK  
16 IRREVOCABLE TRUST,

CASE NO.: A-15-720032-C

Dept. XXXI

Plaintiff,

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

vs.

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

TOBIN AS AN INDIVIDUAL WAS  
NEVER REMOVED FROM THE  
CAPTION.

Defendants.

SEE 3/7/19 AND 3/12/19 NTSO TO  
REFORM CAPTION.

22 NATIONSTAR MORTGAGE, LLC

SEE 4/27/17 TRANSCRIPT P. 3-13.

Counter-Claimant,

vs.

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

SEE 11/15/16 PROPOSED PLEADINGS AND INITIAL  
2/1/17 AACC AND CRCMS - ALL NAME ME AS AN  
INDIVIDUAL.

Counter-Defendants.

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

**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  
9 NONA TOBIN, an individual, and Trustee  
10 of the GORDON B. HANSEN TRUST.  
11 Dated 8/22/08  
12 Cross-Claimant,  
13 vs.  
14 SUN CITY ANTHEM COMMUNITY  
15 ASSOCIATION, INC., DOES 1-10, AND  
16 ROE CORPORATIONS 1-10, inclusive,  
17 Counter-Defendants.  
18  
19 NONA TOBIN, an individual, and Trustee  
20 of the GORDON B. HANSEN TRUST.  
21 Dated 8/22/08  
22 Cross-Claimant,  
23 vs.  
24 OPPORTUNITY HOMES, LLC, THOMAS  
25 LUCAS, Manager,  
26 Counter-Defendant.  
27  
28 NONA TOBIN, an individual, and Trustee  
of the GORDON B. HANSEN TRUST.  
Dated 8/22/08  
Cross-Claimant,  
vs.  
YUEN K. LEE, an Individual, d/b/a  
Manager, F. BONDURANT, LLC,  
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*

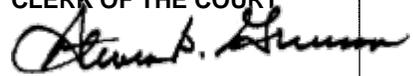
Joe Coppedge, Esq.  
Michael R. Mushkin & Associates, P.C.  
4475 S. Pecos Road  
Las Vegas, NV 89121

*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  
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*

8  
9  
10 **DISTRICT COURT**  
11  
12 **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  
3 1-10, inclusive,

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"); **NOT HEARD OR CONSIDERED**

9 (2) Nona Tobin's Motion to Dismiss Pursuant to NRS 38.310(2) ("Motion to  
10 Dismiss"); **NOT HEARD OR CONSIDERED**

11 (3) Counterdefendants' Response to Nona Tobin's Motion for New Trial and  
12 **NOT AN OPPOSITION PER EDCR 2.21**  
13 Motion to Dismiss and Countermotion to Strike from the Record the Rogue  
14 Motions and for Attorney's Fees and Costs Pursuant to EDCR Rule 7.6(b)(1)  
and/or (3); **ACCEPTED BY COURT EVEN THOUGH NO OPPOSITION TO MERITS**

15 (4) Sun City Anthem Community Association's Joinder to Counterdefendants'  
16 Response and Sun City Anthem Community Association's Countermotion to  
17 **ACCEPTED BY COURT EVEN THOUGH NO OPPOSITION TO MERITS**  
18 Strike Notice of Lis Pendens, for a Vexatious Litigant Order, and for Attorney's  
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 **COURT WAS NOT FULLY BRIEFED AS SHE REMOVED FROM THE RECORD ALL EVIDENCE**  
and Replies, and being fully advised in the premises, finds as follows:

26 **BASED ON THE MISREPRESENTATION THAT TOBIN AS AN INDIVIDUAL WAS A NON-**  
27 **PARTY. SEE 4/27/17 TRANSCRIPT P. 3-13**

28 *///*



**CONCLUSIONS OF LAW**

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1. Because she is not now, nor has she ever been, as party to this case, Nona  
**THIS IS FALSE. I FILED ON 2/1/17 AACC, AND 3 CRCMS, 3/3/17, 4/5/17, 4/10/17 OPPC/RPLY**  
Tobin is not authorized to file anything with this court in her individual capacity.

**AND MOTION TO VOID THE SALE. 1/31/17 PRO SE CRCM VS SCA WAS OPERATIVE**  
2. The only way Nona Tobin is involved in this matter is in her capacity as  
**PLEADING AT 3/26/19 HEARING ON SCA MSJ**

Trustee of the GORDON B. HANSEN TRUST Dated 8/22/08. In this capacity,  
**COURT BELIEVED ATTORNEY MISCHARACTERIZATIONS AT 4/23/19 HEARING**  
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  
**THIS ORDER TRIES TO UNDO THE 4/27/17 ORDER THAT DENIED SCA'S 3/22/17 MDSM PER**  
Nona Tobin as an individual, are rogue documents and are stricken from the  
**RULE 41 AS TO TOBIN AS AN INDIVIDUAL**

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  
**TOBIN'S INDIVIDUAL APPEAL WAS DISMISSED BASED ON THE MISCHARACTERIZATION**  
Motion for a New Trial denied under NRCP 62.1, as there is no relief possible  
given the pending appeal. *and the lack of authority provided. JKH*

5. Counterdefendants have requested attorney's fees from Nona Tobin as part of  
**MOTION WAS FOR \$34K FEES FROM THE GBH TRUST. FEE FROM THE INDIVIDUAL WAS**  
their response to the Motion to Dismiss and Motion for a New Trial. Because  
**ONLY FOR MNTR AND MDSM PER 38.310**

*the* the Court has no jurisdiction over Nona Tobin as an individual, *the* this Court has  
*no jurisdiction over her.*  
**MOTION WAS NOT TIMELY IS WHY FEES WERE DENIED** *As per Agt hen. JKH.*

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  
**COUNTERMOTION FOR ATTORNEY FEES FROM THE INDIVIDUAL**  
for an award of attorney's fees.

**ORDER**

**THE RESULT OF THIS ORDER IS ONLY THAT THE THE 6/5-6/19 TRIAL STANDS WHICH WAS**  
**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that non-party Nona  
**BASED ON ALL DOCUMENTARY EVIDENCE BEING EXCLUDED AND WHICH ADJUDICATED**  
Tobin's Motion for a New Trial Per Rule 54(B) and RULE 59(1)(A)(B)(C)(F) is stricken  
**NO CLAIMS OF PARTIES WITH A RECORDED INTEREST .**  
from the Record as a rogue document.

**SCA HAS NO INTEREST IN THE TITLE AND WOULD NOT HAVE BEEN PREJUDICED BY**  
**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that non-party Nona  
**A TRIAL INCLUDING THE RIGHT PARTIES BASED ON EVIDENCE.**  
Tobin's Motion to Dismiss Pursuant to NRS 38.310(2) is stricken from the Record as a  
**NONE OF THE PREVAILING PARTIES WERE COMPLIANT WITH NRS 38.310.**  
rogue document.

**THE COURT DID NOT HAVE JURISDICTION TO GRANT THEM RELIEF**

**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 ~~ONLY CAN RELATE TO INDIVIDUAL. 9/10/19 HEARING DENIED FEES AGAINST TRUST~~ defendants' Requests for Attorney's fees are denied without prejudice. NEO 9/24/19

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*

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

**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 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.;*

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

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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

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*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>