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UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF WASHINGTON

LAURA ZAMORA JORDAN, as her
separate estate, and on behalf of others
similarly situated,

Plaintiff,

v.

NATIONSTAR MORTGAGE, LLC, a
Delaware limited liability company,

Defendant.

NO: 2:14-CV-0175-TOR

ORDER LIFTING THE STAY AND
DENYING MOTIONS FOR PARTIAL
SUMMARY JUDGMENT

14 BEFORE THE COURT are Nationstar’s Motion for Partial Summary
15 Judgment (ECF No. 45) and Plaintiff’s Motion for Partial Summary Judgment
16 (ECF No. 61). These matters were heard with oral argument on July 30, 2015.
17 Clay M. Gatens appeared on behalf of Plaintiff and others similarly situated. Jan
18 T. Chilton and John A. Knox appeared on behalf of Defendant.

19 Following oral argument, the Court certified two questions of law to the
20 Washington Supreme Court. ECF No. 72. This Court stayed this case pending

1 receipt of the Washington Supreme Court's answers to the certified questions.
2 ECF No. 72 at 9-10. The Washington Supreme Court accepted the certified
3 questions and, on July 7, 2016, issued its decision. *Jordan v. Nationstar Mortgage,*
4 *LLC*, No. 92081-8, slip op. (Wash. July 7, 2016). Accordingly, the stay is hereby
5 **LIFTED**.

6 In light of the Washington Supreme Court's decision, the Court makes the
7 following rulings:

8 The Court **DENIES** Defendant's motion for partial summary judgment
9 (ECF No. 45), which asked this Court to find the provisions at issue within
10 Plaintiff's and class members' deeds of trust enforceable under Washington law.
11 The provisions, which allow the lender to take possession, are unenforceable under
12 Washington law. As this Court previously ruled, Nationstar's motion for partial
13 summary judgment as it pertains to Plaintiff's individual Fair Debt Collection
14 Practices Act ("FDCPA") claim is **GRANTED**. *See* ECF No. 71 (noting that
15 Plaintiff conceded this claim should be dismissed).

16 The Court also **DENIES** Plaintiff's motion for partial summary judgment
17 (ECF No. 61), which asked this Court to find that Washington law requires a
18 lender to obtain the borrower's post-default consent or permission from a court
19 before effectuating the disputed entry provisions. The lender is not required to
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1 obtain a court-appointed receiver pursuant to RCW chapter 7.60 in order to gain
2 access to the encumbered property prior to foreclosure.

3 **ACCORDINGLY, IT IS ORDERED:**

4 1. The Court-imposed stay (ECF No. 72) is hereby **LIFTED**.

5 2. Nationstar's Motion for Partial Summary Judgment (ECF No. 45) is
6 **DENIED in part and GRANTED in part**. As this Court previously ruled,
7 Defendant's motion, as it pertains to Plaintiff's individual FDCPA claim, is
8 **GRANTED**. *See* ECF No. 71. As indicated herein, the remainder of Defendant's
9 motion is **DENIED**.

10 3. Plaintiff's Motion for Partial Summary Judgment (ECF No. 61) is
11 **DENIED**.

12 4. The District Court Executive is directed to enter this Order, provide
13 copies to counsel, and issue a Bench Trial Scheduling Conference Notice so that
14 this case may be scheduled for trial.

15 **DATED** July 21, 2016



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Thomas O. Rice
THOMAS O. RICE
Chief United States District Judge