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Southern Highlands Community Association

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7 UNITED STATES DISTRICT COURT

8 DISTRICT OF NEVADA

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10 THE BANK OF NEW YORK MELLON FKA
11 THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS CWALT,
12 INC., ALTERNATIVE LOAN TRUST 2006-
OA21, MORTGAGE PASS-THROUGH
13 CERTIFICATESM SERIES 2006-OA21

14 Plaintiffs,

15 vs.

16 SOUTHERN HIGHLANDS COMMUNITY
ASSOCIATION; GREY SPENCER DR TRUST;
17 ALESSI & KOENIG, LLC,

18 Defendants.

Case No. 2:16-cv-00523-JCM-CWH

**STIPULATION AND ORDER TO STAY
LITIGATION PENDING THE
RESOLUTION OF THE NEVADA
REAL ESTATE DIVISION MEDIATION
PROCESS**

19 IT IS HEREBY STIPULATED AND AGREED by and between Plaintiff, THE BANK
20 OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
21 CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA21,
22 MORTGAGE PASS-THROUGH CERTIFICATESM SERIES 2006-OA21, Defendants
23 SOUTHERN HIGHLANDS COMMUNITY ASSOCIATION ("HOA"), and ALESSI &
24 KOENIG, LLC, by and through the respective undersigned counsel of record, that the current

1 litigation be **stayed** and the March 29, 2016 deadline for the Defendants to respond to Plaintiff's
2 Complaint be **vacated** pending the resolution of the Nevada Real Estate Division ("NRED")
3 Mediation. The Parties stipulate and agree as follows:

- 4 1. A claim that relates to the same subject matter of this lawsuit was filed with
5 NRED on or about July 24, 2015;
- 6 2. An NRED mediator has been selected and the parties are in the process of
7 scheduling the mediation. In that regard, it is anticipated that said mediation will
8 take place in April or May of 2016;
- 9 3. Plaintiff filed its Complaint in this matter on March 9, 2016 (Doc. No. 1);
- 10 4. Plaintiff has not yet served its Summons and Complaint upon Defendant GREY
11 SPENCER DR TRUST;
- 12 5. The HOA asserts the scope and focus of this matter and discovery for any
13 remaining claims may be affected by the resolution of the NRED mediation; and
- 14 6. The Parties desire to avoid the time and cost of engaging in motions and
15 discovery that resolution of the NRED mediation may make unnecessary.

16 Therefore, the undersigned parties stipulate and agree to stay the litigation in this matter
17 for sixty days to allow time for the NRED process to be completed. After the expiration of sixty
18 days from this Order, any remaining parties will submit a stipulation concerning the deadline for
19 filing responsive pleadings to the Complaint.

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1 This Stipulation is being submitted in good faith and not for the purpose of causing any
2 undue delay.

3 DATED this 28th day of March, 2016.

DATED this 28th day of March, 2016.

4 ALVERSON, TAYLOR, MORTENSEN &
5 SANDERS

AKERMAN LLP

6 /s/ Seetal Tejura

/s/ Melanie Morgan

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10 *Attorney for Defendant*
11 *SOUTHERN HIGHLANDS COMMUNITY*
12 *ASSOCIATION*

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CERTIFICATEHOLDERS CWALT, INC.,
ALTERNATIVE LOAN TRUST 2006-OA21,
MORTGAGE PASS-THROUGH
CERTIFICATESM SERIES 2006-OA21

13 DATED this 28th day of March, 2016.

14 ALESSI & KOENIG, LLC

15 /s/ Steve Loizzi

16 STEVE LOIZZI, JR., ESQ. (#10920)
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19 *Attorney for Defendant*
20 ALESSI & KOENIG, LLC

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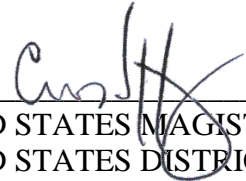
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ORDER

IT IS SO ORDERED that the current March 29, 2016 deadline for Defendants to respond to Plaintiff's Complaint be vacated and the litigation be stayed for sixty days from the date of this Order so the matter may proceed through the NRED mediation process. Within sixty days from the date of this Order, any remaining parties must submit a stipulation to this Court to include a deadline for filing responsive pleadings to the Complaint.

DATED March 29, 2016


UNITED STATES MAGISTRATE JUDGE /
UNITED STATES DISTRICT COURT JUDGE