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 8 Nationstar Mortgage LLC

9 **UNITED STATES DISTRICT COURT**  
 10 **DISTRICT OF NEVADA**

11 NATIONSTAR MORTGAGE LLC,  
 12 Plaintiff,

Case No.: 2:16-cv-01934-RFB-PAL

13 vs.

14 THE LEGACY ESTATES PROPERTY  
 OWNERS ASSOCIATION; LAS VEGAS  
 15 DEVELOPMENT GROUP LLC; PADESHAH  
 HOLDINGS, LTD; and NEVADA  
 16 ASSOCIATION SERVICES, INC.,

**STIPULATION AND ORDER TO EXTEND  
 TIME TO FILE REPLY IN SUPPORT OF  
 NATIONSTAR MORTGAGE LLC'S  
 MOTION TO STAY LITIGATION  
 PENDING FINAL RESOLUTION OF  
 PETITION(S) FOR WRIT OF  
 CERTIORARI TO UNITED STATES  
 SUPREME COURT**

17 Defendants.

18 LAS VEGAS DEVELOPMENT GROUP, LLC,  
 a Nevada limited liability company,

19 Counterclaimant,

20 vs.

21 NATIONSTAR MORTGAGE, LLC, a Delaware  
 limited liability company,

22 Counter-Defendant.  
 23

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1 LAS VEGAS DEVELOPMENT GROUP, LLC,  
a Nevada limited liability company,

2 Crossclaimant,

3 vs.

4 PADESHAH HOLDINGS, LLC, a Nevada  
5 limited liability company; DOE individuals I  
through XX; and ROE CORPORATIONS I  
6 through XX,

7 Cross-Defendants

8 LAS VEGAS DEVELOPMENT GROUP, LLC  
a Nevada limited liability company,

9 Third Party Plaintiff,

10 vs.

11 MANOUCHEHR S. DEZFOOLI, individually  
12 and as Trustee of the DEZFOOLI FAMILY  
TRUST; SOOSAN DEZFOOLI, individually  
13 and as Trustee of the DEZFOOLI FAMILY  
TRUST; DOE individuals I through XX, and  
14 ROE CORPORATIONS I through XX,

15 Third Party Defendants.

16  
17 Plaintiff/counter-defendant Nationstar Mortgage LLC (**Nationstar**) and Defendant Padeshah  
18 Holdings, LLC (**Padeshah**) (collectively, the **parties**), hereby stipulate and agree as follows:

19 1. On March 13, 2017, Nationstar filed its motion to stay litigation pending final  
20 resolution of petitions for writ of certiorari to the Unites States Supreme Court. ECF No. 36.

21 2. On March 27, 2017, Padeshah filed its opposition to Nationstar's motion to stay. ECF  
22 No. 38.

23 3. Counsel for Nationstar needs additional time to reply to the arguments raised in  
24 Padeshah's oppositions, in light of the developing case law and recent decisions issued in the Ninth  
25 Circuit Court of Appeals and Nevada Supreme Court, which affect this case and others like it. The  
26 additional time will allow Nationstar to properly address the issues raised.

27 4. Nationstar's reply was due on April 3, 2017.

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5. Pursuant to the agreement of the parties, Nationstar shall have an extension of time until **April 14, 2017**, in which to file its reply in support of its motion to stay in response to Padeshah's opposition.

6. This is the first stipulation for extension of time to file Nationstar's reply to its motion.

7. This stipulation is made in good faith and not for purpose of delay.

Respectfully submitted this 11th day of April, 2017.

**AKERMAN LLP**

**MAUPIN NAYLOR BRASTER**

/s/ Vatana Lay  
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Attorneys for Plaintiff Nationstar Mortgage LLC

Attorneys for Padeshah Holdings, Ltd

**ORDER**

**IT IS SO ORDERED:**



**UNITED STATES DISTRICT JUDGE**

**Dated:** April 12, 2017

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on the 11th day of April, 2017 pursuant to Fed. R. Civ. P. 5(b), I filed and served a copy of the foregoing **STIPULATION AND ORDER TO EXTEND TIME TO FILE REPLY IN SUPPORT OF NATIONSTAR MORTGAGE LLC'S MOTION TO STAY LITIGATION PENDING FINAL RESOLUTION OF PETITION(S) FOR WRIT OF CERTIORARI TO UNITED STATES SUPREME COURT**, via the Court's CM/ECF system on the following:

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