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7 Attorneys for plaintiff and counter-defendant The
 Bank of New York Mellon f/k/a The Bank of New
 8 York as Successor to JPMorgan Chase Bank,
 N.A., as Trustee for the Holders of SAMI II Trust
 9 2006-AR7

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

12 THE BANK OF NEW YORK MELLON F/K/A
 THE BANK OF NEW YORK AS SUCCESSOR
 13 TO JPMORGAN CHASE BANK, N.A., AS
 TRUSTEE FOR THE HOLDERS OF SAMI II
 14 TRUST 2006-AR7,

15 Plaintiff,

16 vs.

17 ROYAL HIGHLANDS STREET AND
 LANDSCAPE MAINTENANCE
 18 CORPORATION; SFR INVESTMENTS POOL
 1, LLC; and ALESSI & KOENIG, LLC,

19 Defendants.

20 SFR INVESTMENTS POOL 1, LLC, a Nevada
 21 limited liability company,

22 Counter/Cross-Claimant,

23 vs.

24 THE BANK OF NEW YORK MELLON F/K/A
 THE BANK OF NEW YORK AS SUCCESSOR
 25 TO JPMORGAN CHASE BANK, N.A., AS
 TRUSTEE FOR THE HOLDERS OF SAMI II
 26 TRUST 2006-AR7; and LOIS HAUGABOOK
 DORSEY, an individual,

27 Counter/Cross-Defendants.
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Case No.: 2:16-cv-01993-JCM-VCF

**STIPULATION AND ORDER TO
 TEMPORARILY STAY CASE DUE TO
 ALESSI & KOENIG, LLC'S
 BANKRUPTCY**

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1 Plaintiff and counter-defendant The Bank of New York Mellon f/k/a The Bank of New York
2 as Successor to JPMorgan Chase Bank, N.A., as Trustee for the Holders of SAMI II Trust 2006-AR7
3 (**BoNY**), defendant Royal Highlands Street and Landscape Maintenance Corporation and defendant
4 and cross- and counter-claimant SFR Investments Pool 1, LLC stipulate to stay this case for sixty
5 days, until March 14, 2017, as follows:

6 1. BoNY filed its complaint on August 22, 2016, asserting claims against Royal
7 Highlands, SFR, and Alessi & Koenig, LLC. (ECF No. 1.) SFR filed counterclaims against BoNY
8 and cross-claims against Lois Haugabook Dorsey. (ECF No. 22.) Neither Alessi nor Ms. Dorsey
9 have appeared.

10 2. The parties have not yet completed discovery. Discovery closes on February 28,
11 2017. (ECF No. 18.)

12 3. Alessi filed a chapter 7 bankruptcy petition in the U.S. Bankruptcy Court for the
13 District of Nevada on December 13, 2016, under Case No. 16-16593. Pursuant to 11 U.S.C. §
14 362(a)(1), an automatic stay applies as to Alessi.

15 4. The parties stipulate and agree to temporarily stay all litigation in this case for 60
16 days until March 14, 2017 or further order of the Court, to allow time to determine the best way to
17 move forward with discovery, including securing documents from Alessi, without violating the
18 automatic stay.

19 5. Any party may move to lift the stay in this case at any time. When the automatic stay
20 pertaining to Alessi's bankruptcy is no longer in effect or the parties have secured relief from stay,
21 the parties will submit a stipulation to lift the stay in this case.

22 6. All pending hearings, depositions, and deadlines shall be vacated.

23 7. The parties shall confer on the remaining scheduling order deadlines and submit a
24 proposed scheduling order addressing the remaining case deadlines when the stay is lifted. The
25 parties shall have at least sixty days to complete discovery when the stay is lifted.

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8. This stipulation is entered into in good faith and without the intent to delay or prejudice any party.

This the 17th day of January, 2017.

This this the 17th day of January, 2017.

AKERMAN LLP

KIM GILBERT EBRON

/s/ Rex D. Garner
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New York as Successor to JPMorgan Chase
Bank, N.A., as Trustee for the Holders of SAMI
II Trust 2006-AR7

Attorneys for defendant, counter- and cross-
claimant SFR Investments Pool 1, LLC

This the 17th day of January, 2017.

LEACH JOHNSON SONG & GRUCHOW

/s/ Ryan Hastings
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Attorneys for defendant Royal Highlands Street
and Landscape Maintenance Corporation

ORDER

IT IS SO ORDERED.

IT IS HEREBY ORDERED that a status hearing
is scheduled for 10:00 a.m., July 10, 2017, in
courtroom 3D.



UNITED STATES MAGISTRATE JUDGE

DATED: 1-17-2017

1 **CERTIFICATE OF SERVICE**

2 I HEREBY CERTIFY on the 17th day of January, 2017, and pursuant to Federal Rule of
3 Civil Procedure 5, I filed and served a true and correct copy of the foregoing **STIPULATION AND**
4 **ORDER TO TEMPORARILY STAY CASE DUE TO ALESSI & KOENIG, LLC'S**
5 **BANKRUPTCY** Court's CM/ECF system on the following:

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15 Attorneys for SFR Investments Pool 1, LLC

16 /s/ Nick Mangels
17 _____
18 An employee of AKERMAN