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

11
 12 THE BANK OF NEW YORK MELLON f/k/a/
 13 THE BANK OF NEW YORK, AS TRUSTEE,
 14 ON BEHALF OF THE REGISTERED
 15 SHAREHOLDERS OF ALTERNATIVE
 16 LOAN TRUST 2006-OA7, MORTGAGE
 17 PASS-THROUGH CERTIFICATES, SERIES
 18 OA7,

19 Plaintiff,

20 vs.

21 POSHBABY LLC SERIES 3511 DESERT
 22 CLIFF #201, a Nevada limited liability
 23 company; CLIFF SHADOWS
 24 HOMEOWNERS' ASSOCIATION, a Nevada
 25 non-profit corporation,

26 Defendants.

Case No.: 2:16-cv-02719-APG-NJK

**STIPULATION AND ORDER TO EXTEND
 DEADLINE TO FILE OPPOSITION TO
 PLAINTIFF'S MOTION TO LIFT THE
 COURT'S ADMINISTRATIVE STAY [ECF
 NO. 11]**

[FIRST REQUEST]

27 IT IS HEREBY STIPULATED AND AGREED, by and between the parties, plaintiff The
 28 Bank of New York Mellon f/k/a The Bank of New York, as Trustee, on Behalf of the Registered
 29 Shareholders of Alternative Loan Trust 2006-OA7, Mortgage Pass-Through Certificates, Series
 30 OA7 ("BNY"), by and through its attorneys of record, the law firm BALLARD SPAHR and defendant
 31 Poshbaby LLC Series 3511 Desert Cliff #201 ("Poshbaby"), by and through its attorneys of record,
 32 the law firm MAIER GUTIERREZ AYON, that the deadline for Poshbaby to file an opposition to
 33 BNY's motion to lift the Court's administrative stay [ECF No. 11] filed on January 18, 2017, shall

1 be continued for two (2) weeks, until February 20, 2017. BNY shall have up to and including
2 March 2, 2017 in which to file its reply.

3 The requested extension is necessary to allow Poshbaby sufficient time to review and
4 appropriately respond to BNY's motion. This is the parties' first request for an extension and is
5 not intended to cause delay or prejudice to any party.

6 DATED this 30th day of January, 2017.

DATED this 30th day of January, 2017.

7 **MAIER GUTIERREZ AYON**

BALLARD SPAHR LLP

8
9 /s/ Luis A. Ayon

/s/ Sylvia O. Semper

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25 *Mellon f/k/a The Bank of New York, as Trustee,*
26 *on Behalf of the Registered Shareholders of*
27 *Alternative Loan Trust 2006-OA7, Mortgage*
28 *Pass-Through Certificates, Series OA7*

IT IS SO ORDERED.



UNITED STATES DISTRICT COURT JUDGE

DATED this 30th day of January, 2017.