

1 LUIS A. AYON, ESQ.
 Nevada Bar No. 9752
 2 MARGARET E. SCHMIDT, ESQ.
 Nevada Bar No. 12489
 3 **MAIER GUTIERREZ AYON**
 8816 Spanish Ridge Avenue
 4 Las Vegas, Nevada 89148
 Telephone: 702.629.7900
 5 Facsimile: 702.629.7925
 E-mail: laa@mgalaw.com
 6 mes@mgalaw.com

7 *Attorneys for Defendant*
 8 *Poshbaby LLC Series 3511 Desert Cliff #201*

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]**

[SECOND 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 March 7, 2017. BNY shall have up to and including March
2 14, 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' second request for an extension and is
5 not intended to cause delay or prejudice to any party.

6 DATED this 22nd day of February, 2017.

DATED this 22nd day of February, 2017.

7 **MAIER GUTIERREZ AYON**

BALLARD SPAHR LLP

8
9 /s/ Luis A. Ayon

/s/ Sylvia O. Semper

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11 Nevada Bar No. 9752
12 MARGARET E. SCHMIDT, ESQ.
13 Nevada Bar No. 12489
14 8816 Spanish Ridge Avenue
15 Las Vegas, Nevada 89148
16 *Attorneys for Defendant*
17 *Poshbaby LLC Series 3511 Desert Cliff #201*

18 ABRAN E. VIGIL, ESQ.
19 Nevada Bar No. 7548
20 SYLVIA O. SEMPER, ESQ.
21 Nevada Bar No. 12863
22 100 North City Parkway, Suite 1750
23 Las Vegas, Nevada 89106
24 *Attorneys for Plaintiff The Bank of New York*
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.

18 
19 _____
20 UNITED STATES DISTRICT JUDGE

Dated: February 22, 2017