

1 Abran E. Vigil
 Nevada Bar No. 7548
 2 Joseph P. Sakai
 Nevada Bar No. 13578
 3 BALLARD SPAHR LLP
 1980 Festival Plaza Drive, Suite 900
 4 Las Vegas, Nevada 89135
 Telephone: (702) 471-7000
 5 Facsimile: (702) 471-7070
 vigila@ballardspahr.com
 6

*Attorneys for Plaintiff The Bank of
 7 New York Mellon, f/k/a the Bank of
 New York, as Trustee for the
 8 Certificateholders of CWALT, Inc.,
 Alternative Loan Trust 2006-OA7,
 9 Mortgage Pass-Through Certificates,
 Series 2006-OA7*

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

13 THE BANK OF NEW YORK MELLON,
 f/k/a THE BANK OF NEW YORK, AS
 14 TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF CWALT,
 15 INC., ALTERNATIVE LOAN TRUST
 2006-OA7, MORTGAGE PASS-
 16 THROUGH CERTIFICATES, SERIES
 OA7,

Case No. 2:16-cv-2719

**STIPULATION AND ORDER TO
 EXTEND TIME TO RESPOND TO
 DEFENDANT POSHBABY LLC'S
 MOTION FOR SUMMARY JUDGMENT**

17 Plaintiff,

18 vs.

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

Defendants.

23
 24 Plaintiff The Bank of New York Mellon, f/k/a the Bank of New York, as Trustee
 25 for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OA7,
 26 Mortgage Pass-Through Certificates, Series 2006-OA7 ("Trustee") and Defendant
 27 Poshbaby LLC Series 3511 Desert Cliff #201 ("Poshbaby") hereby stipulate and move
 28 the Court for a thirty-day extension of time for Trustee to file a memorandum in

BALLARD SPAHR LLP
 1980 FESTIVAL PLAZA DRIVE, SUITE 900
 LAS VEGAS, NEVADA 89135
 (702) 471-7000 FAX (702) 471-7070

1 opposition to the Motion for Summary Judgment [ECF No. 44] filed by Poshbaby on
2 September 5, 2019.

3 The original deadline for Trustee's opposition to the Motion for Summary
4 Judgment is September 26, 2019. The Court previously granted a two-week
5 stipulated extension of the deadline to October 10, 2019. The parties now seek to
6 extend Trustee's deadline to respond to November 11, 2019, to, among other things,
7 facilitate ongoing settlement discussions. The parties stipulate and agree that no
8 party will be prejudiced by the requested extension and that it is not sought for
9 purposes of delay.

10 The parties accordingly stipulate and move the Court to extend the deadline
11 for Trustee to file a response to Poshbaby's Motion for Summary Judgment to
12 November 11, 2019.

13 Dated: October 10, 2019

14 BALLARD SPAHR LLP

AYON LAW PLLC

15 By: /s/ Joseph Sakai

By: /s/ Luis Ayon

16 Joel E. Tasca, Esq.
17 Nevada Bar No. 14124
18 Joseph P. Sakai, Esq.
19 Nevada Bar No. 13578
20 1980 Festival Plaza Drive, Suite 900
21 Las Vegas, Nevada 89135

Luis A. Ayon, Esq.
Nevada Bar No. 9752
8716 Spanish Ridge Ave., Suite 115
Las Vegas, Nevada 89147

*Attorney for Defendant Poshbaby
LLC Series 3511 Desert Cliff #201*

*Attorneys for Plaintiff The Bank of
New York Mellon*

IT IS SO ORDERED.



UNITED STATES DISTRICT JUDGE

Dated: October 10, 2019.