

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,

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.

Case No. 2:16-cv-2719 -APG-NJK

**STIPULATION AND ORDER TO  
 EXTEND TIME TO RESPOND TO  
 DEFENDANT POSHBABY LLC'S  
 MOTION FOR FRCP 36(b) RELIEF**

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 two-week 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 FRCP 36(b) Relief [ECF No. 54] filed by Poshbaby on  
2 December 9, 2019.

3 The original deadline for Trustee's opposition to the Motion for FRCP 36(b)  
4 Relief is December 23, 2019. The proposed extended deadline is January 6, 2020.  
5 The parties stipulate and agree that no party will be prejudiced by the requested  
6 extension and that it is not sought for purposes of delay.

7 The parties accordingly stipulate and move the Court to extend the deadline  
8 for Trustee to file a response to Poshbaby's Motion for Summary Judgment to  
9 January 6, 2020.

10 Dated: December 19, 2019

11 BALLARD SPAHR LLP

AYON LAW PLLC

12 By: /s/ Joseph Sakai

By: /s/ Luis Ayon

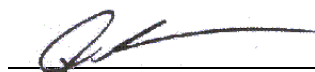
13 Joel E. Tasca, Esq.  
14 Nevada Bar No. 14124  
15 Joseph P. Sakai, Esq.  
16 Nevada Bar No. 13578  
17 1980 Festival Plaza Drive, Suite 900  
18 Las Vegas, Nevada 89135

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: December 20, 2019.