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7 *Attorneys for Plaintiff U.S. Bank*
NA, successor trustee to Bank of
 8 *America, NA, successor in interest*
to LaSalle Bank, NA, as trustee, on
 9 *behalf of the holders of the*
Washington Mutual Mortgage
 10 *Pass-Through Certificates,*
WMALT Series 2007-OA5

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 12 **UNITED STATES DISTRICT COURT**
 13 **DISTRICT OF NEVADA**

14 U.S. BANK NA, SUCCESSOR TRUSTEE
 TO BANK OF AMERICA, NA,
 15 SUCCESSOR IN INTEREST TO
 LASALLE BANK, NA, AS TRUSTEE, ON
 16 BEHALF OF THE HOLDERS OF THE
 WASHINGTON MUTUAL MORTGAGE
 17 PASS-THROUGH CERTIFICATES,
 WMALT SERIES 2007-OA5,

18 Plaintiff,

19 vs.

20 EAGLE INVESTORS, a Nevada
 21 corporation; SHADOW SPRINGS
 COMMUNITY ASSOCIATION, a Nevada
 22 non-profit corporation,

23 Defendants.

Case No. 2:16-cv-02785-JCM-NJK

**JOINT MOTION AND STIPULATION
 TO TEMPORARILY STAY
 LITIGATION**

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1 SHADOW SPRINGS COMMUNITY
2 ASSOCIATION,
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4 Third-Party Plaintiff,
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6 v.
7 RED ROCK FINANCIAL SERVICES,
8 LLC,
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10 Third-Party Defendant.

11 EAGLE INVESTORS,
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13 Counterclaimant,
14
15 v.
16 U.S. BANK NA, SUCCESSOR TRUSTEE
17 TO BANK OF AMERICA, NA,
18 SUCCESSOR IN INTEREST TO
19 LASALLE BANK, NA, AS TRUSTEE, ON
20 BEHALF OF THE HOLDERS OF THE
21 WASHINGTON MUTUAL MORTGAGE
22 PASS-THROUGH CERTIFICATES,
23 WMALT SERIES 2007-OA5,
24
25 Counter-defendant.

18 Plaintiff U.S. Bank NA, Successor Trustee to Bank of America, NA, Successor
19 in Interest to LaSalle Bank, NA, as Trustee, on behalf of the Holders of the
20 Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2007-OA5
21 (the “Trust”), Defendant Eagle Investors, Defendant Shadow Springs Community
22 Association (the “HOA”), and Third-party Defendant Red Rock Financial Services,
23 LLC (“Red Rock”) (collectively the “Parties”), by and through their respective
24 counsel, hereby move and stipulate to temporarily stay litigation in this case. In
25 support of this motion and stipulation, the Parties state as follows:

26 1. This is a quiet title action arising from a homeowners’ association
27 foreclosure sale (the “Sale”) of residential property located at 3225 Edinboro Ridge
28 Avenue, North Las Vegas, Nevada, APN 124-25-510-036 (the “Property”).

1 2. The Parties have been engaged in settlement negotiations in an
2 attempt to entirely resolve this case without further litigation.

3 3. The discovery cut-off in this case is currently December 6, 2017. In an
4 effort to preserve the resources of the Parties and the Court, before the Parties
5 proceed with additional discovery and dispositive motions, the Parties would like to
6 continue settlement negotiations.

7 4. The Parties request a temporary stay of litigation to conclude
8 negotiations and attempt to resolve this case.

9 5. Therefore, pursuant to the inherent authority of this Court, the Parties
10 hereby stipulate and agree as follows:

11 a. All proceedings in the instant case, including motion and other
12 litigation and discovery deadlines, are stayed for three (3) months from the
13 date of an order granting this joint motion;

14 b. After the expiration of the foregoing period described in (5)(a),
15 the stay shall be automatically lifted;

16 c. Prior to the automatic expiration of the foregoing period
17 described in (5)(a), any party may unilaterally move to lift the stay;

18 d. The Parties or any party shall submit a status report to the
19 Court every forty-five (45) days after the date of an order granting this joint
20 motion;

21 e. Upon lifting of the stay, the Parties shall have two (2) months to
22 finish discovery. All discovery previously issued must be re-served.

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Dated this 22nd day of November, 2017.

BALLARD SPAHR LLP

By: /s/ Justin A. Shiroff
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*Attorneys for Plaintiff and Counter-
Defendant the Trust*

Dated this 22nd day of November, 2017.

KOCH & SCOW LLC

By: /s/ Steven B. Scow
David R. Koch, Esq.
Steven B. Scow, Esq.
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Henderson, Nevada 89052

*Attorneys for Defendant/Cross-
Defendant/Counterclaimant Red Rock
Financial Services*

Dated this 22nd day of November,
2017.

AYON LAW, PLLC

By: /s/ Luis A. Ayon
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Investors*

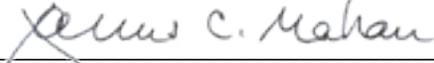
Dated this 22nd day of November,
2017.

PENGILLY LAW FIRM

By: /s/ Elizabeth B. Lowell
James W. Pengilly, Esq.
Elizabeth B. Lowell, Esq.
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Las Vegas, Nevada 89134

*Attorneys for Shadow Springs
Community Association*

IT IS SO ORDERED.


UNITED STATES DISTRICT JUDGE

November 28, 2017

DATED: _____