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*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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11  
 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,

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

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

18 Plaintiff,

19 vs.

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

23 Defendants.

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1 SHADOW SPRINGS COMMUNITY  
2 ASSOCIATION,  
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4 Third-Party Plaintiff,  
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6 v.  
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8 RED ROCK FINANCIAL SERVICES,  
9 LLC,  
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11 Third-Party Defendant.  
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Plaintiff U.S. Bank NA, Successor Trustee to Bank of America, NA, Successor in Interest to LaSalle Bank, NA, as Trustee, on behalf of the Holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2007-OA5 (the "Trust"), Defendant Eagle Investors, Defendant Shadow Springs Community Association (the "HOA"), and Third-party Defendant Red Rock Financial Services, LLC ("Red Rock") (collectively the "Parties"), by and through their respective counsel, hereby move and stipulate to temporarily stay litigation in this case for an additional two (2) months. In support of this motion and stipulation, the Parties state as follows:

1           1.       This is a quiet title action arising from a homeowners' association  
2 foreclose sale (the "Sale") of residential property located at 3225 Edinboro Ridge  
3 Avenue, North Las Vegas, Nevada, APN 124-25-510-036 (the "Property").

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

6           3.       The Parties have conveyed several settlement offers and counter-offers  
7 and are consulting with their clients regarding settlement.

8           4.       A temporary stay was previously entered by this Court on November  
9 28, 2017 (the "First Stay"), but the First Stay automatically lifted per the terms of  
10 the Court's order on February 28, 2018.

11          5.       Although the Parties made progress towards settlement, the First Stay  
12 was not enough time to allow the Parties to reach a final agreement.

13          6.       In order to continue settlement discussions, the Parties requested a  
14 second stay from the Court, which was granted on April 6, 2018 (the "Second Stay").  
15 The Second Stay automatically lifted per the terms of the Court's order on June 6,  
16 2018.

17          7.       The Parties have exchanged settlement offers and there is currently a  
18 settlement offer outstanding. The Second Stay, however, was not enough time to  
19 allow the Parties to reach a final agreement.

20          8.       In an effort to preserve the resources of the Parties and the Court,  
21 before the Parties proceed with additional discovery and dispositive motions, the  
22 Parties would like to continue settlement negotiations.

23          9.       The Parties request an additional stay of litigation to conclude  
24 negotiations and attempt to resolve this case.

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

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a. All proceedings in the instant case, including motion and other litigation and discovery deadlines, are stayed for two (2) months from the date of an order granting this joint motion;

b. After the expiration of the foregoing period described in (8)(a), the stay shall be automatically lifted;

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

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

Dated this 27th day of June, 2018.

Dated this 27th day of June, 2018.

BALLARD SPAHR LLP

AYON LAW, PLLC

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*Attorneys for Defendant Eagle Investors*


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Dated this 27th day of June, 2018.  
KOCH & SCOW LLC  
By: /s/ David R. Koch  
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Defendant/Counterclaimant Red Rock  
Financial Services*

Dated this 27th day of June, 2018.  
PENGILLY LAW FIRM  
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*Attorneys for Shadow Springs  
Community Association*

IT IS SO ORDERED.

  
UNITED STATES DISTRICT JUDGE

DATED: June 28, 2018