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9 **UNITED STATES DISTRICT COURT**
 10 **DISTRICT OF NEVADA**

11 BANK OF AMERICA, N.A.; FEDERAL
 12 HOME LOAN MORTGAGE
 13 CORPORATION,

14 Plaintiffs,

15 v.

16 COPPER CREEK HOMEOWNERS
 17 ASSOCIATION, ATC ASSESSMENT
 18 GROUP, LLC, ELIZABETH PERALEZ, AN
 19 INDIVIDUAL

20 Defendants.

21 ELIZABETH PERALEZ, an individual,
 22 Counterclaimant,

23 v.

24 BANK OF AMERICA, N.A., FEDERAL
 25 HOME LOAN MORTGAGE
 26 CORPORATION

27 Counterdefendants.

Case No.: 2:16-CV-02963-APG-DJA

Dept. No.: I

**STIPULATION AND ORDER TO
 EXTEND TIME TO FILE RESPONSES
 OR OPPOSITIONS TO THE PENDING
 MOTION FOR PARTIAL SUMMARY
 JUDGMENT FILED BY PLAINTIFFS**

(FIRST REQUEST)

28 Elizabeth Peralez, (“Defendant or “**Peralez**”) by and through her attorney of record, Craig S. Dunlap, Esq.; Plaintiffs, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP (**BANA**) and Federal Home Loan Mortgage Corporation (**Freddie Mac**) (collectively, **Plaintiffs**), by and through their counsel of record, Ariel E. Stern, Esq. and Rex D. Garner, Esq. of the law firm of Akerman LLP; Defendant

1 Copper Creek Homeowners Association (**Copper Creek**), by and through its counsel of record,
2 Amber M. Williams, Esq. and J. William Ebert, Esq., (collectively the **Parties**) stipulate that the
3 Parties shall have until and including January 31, 2020, to file responses or oppositions to the
4 Motion for Partial Summary Judgment filed by Plaintiffs [Dkt. #39] on December 20, 2019.

5 1. This lawsuit involves claims relating to a non-judicial foreclosure by a
6 homeowner's association conducted pursuant to NRS 116.

7 2. The Parties previously agreed to stay this action pending resolution of legal issues
8 impacting the claims of the Parties.

9 3. The stay of the action has been lifted and the case is now proceeding.

10 4. The Parties request additional time for briefing.

11 5. Pursuant to Local Rule IA 6-1(a) this is the first request for additional briefing
12 time. This request is made to allow Defendants additional time to evaluate the Motion for Partial
13 Summary Judgment and pursue possible settlement of the case. The Parties enter this stipulation
14 in good faith and not for purposes of needless delay. The Parties therefore request the Court grant
15 the three-week extension as set forth above.

16 DATED January 8, 2020.

17 **LIPSON NEILSON COLE SELTZER & GARIN**

AKERMAN LLP

18 /s/ Amber M. Williams

/s/ Rex D. Garner

19 Amber M. Williams
20 J. William Ebert
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Homeowners Association*


Attorneys for Plaintiffs

24 **CRAIG S. DUNLAP, ESQ.**

IT IS SO ORDERED.

25 /s/ Craig S Dunlap

26 Craig S Dunlap, Esq. (#4974)
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United States District Judge
Dated: January 9, 2020.

Attorney for Elizabeth Peralez