

1 WRIGHT, FINLAY & ZAK, LLP  
2 Dana Jonathon Nitz, Esq.  
3 Nevada Bar No. 0050  
4 Lindsay D. Robbins, Esq.  
5 Nevada Bar No. 13474  
6 7785 W. Sahara Ave., Suite 200  
7 Las Vegas, NV 89117  
8 (702) 475-7964; Fax: (702) 946-1345  
9 [dnitz@wrightlegal.net](mailto:dnitz@wrightlegal.net)  
10 [lrobbins@wrightlegal.net](mailto:lrobbins@wrightlegal.net)

11 *Attorneys for Plaintiff/Counter-Defendant, U.S. Bank National Association, as Trustee for GSAA*  
12 *Home Equity Trust 2006-20, Asset-Backed Certificates, Series 2006-20*

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**UNITED STATES DISTRICT COURT**

**DISTRICT OF NEVADA**

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR GSAA HOME EQUITY  
TRUST 2006-20, ASSET-BACKED  
CERTIFICATES, SERIES 2006-20,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC; and  
TRAIL RIDGE COMMUNITY  
ASSOCIATION,

Defendants.

SFR INVESTMENTS POOL 1, LLC, a Nevada  
limited liability company,

Counter/Cross Claimant,

vs.

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR GSAA HOME EQUITY  
TRUST 2006-20, ASSET-BACKED  
CERTIFICATES, SERIES 2006-20;  
MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., AS  
NOMINEE FOR HOME123 CORPORATION;  
DANIEL PALACIOS, an individual,

Counter/Cross-Defendants.

Case No.: 2:17-cv-00079-JAD-GWF

**STIPULATION AND ORDER TO STAY**

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

WHEREAS the above-captioned matter concerns declaratory relief claims regarding real property located at 8400 Lower Trailhead Avenue, Las Vegas, Nevada 89113 (the “Property”).

WHEREAS Defendant, Trail Ridge Community Association, initiated non-judicial foreclosure proceedings before the Nevada Supreme Court decision in SFR Investments Pool 1 v. U.S. Bank, N.A., 334 P.3d 408 (Nev. 2014).

WHEREAS, the parties dispute whether the outcome of the Certified Question will have any affect on the application and binding nature of the Bourne Valley decision upon this Court.

WHEREAS on April 21, 2017, the U.S. District Court for the District of Nevada issued an Order in The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-6 v. Star Hill Homeowners Association et al., Case No. 2:16-cv-025610-RFB-PAL, certifying to the Nevada Supreme Court the question: “Whether NRS § 116.31168(1)’s incorporation of NRS § 107.090 required a homeowner’s association to provide notices of default and/or sale to persons or entities holding a subordinate interest even when such persons or entities did not request notice, prior to the amendments that took effect on Oct. 1, 2015?” ECF No. 41, 7:1-4. The Nevada

Supreme Court issued an Order Accepting Certified Question on June 13, 2017. It has not yet been scheduled for oral argument.

NOW WHEREFORE, based on the foregoing,

IT IS HEREBY STIPULATED AND AGREED that staying this case pending decision from the Nevada Supreme on the Certified Question will enable the parties to present arguments and evidence to this Court at an appropriate time with complete legal authority, thereby promoting the most efficient use of the Court's and the parties' limited resources. Staying the case pending the decision from the Nevada Supreme Court on the Certified Question will also enable the parties to continue ongoing settlement discussions.

IT IS FURTHER STIPLATED AND AGREED that either party may file a written motion to lift stay at any time either party determines it appropriate, and either party may file an opposition to the motion.

///

///

///

///

///

///

///

///

///

///

///

///

///

///

///

///

1 IT IS FURTHER STIPULATED AND AGREED that all proceedings in this lawsuit are  
2 stayed, and all upcoming deadlines, hearings and conferences, including the deadline to file  
3 dispositive motions and the pre-trial order, shall be vacated pending the stay.

4 DATED this 6th day of December, 2017.

DATED this 6th day of December, 2017.

5 WRIGHT, FINLAY & ZAK, LLP

KIM GILBERT EBRON

6 /s/ Lindsay D. Robbins, Esq.

/s/ Karen L. Hanks, Esq.

7 Lindsay D. Robbins, Esq.

Karen L. Hanks, Esq.

8 NV Bar No. 13474

NV Bar No. 9578

Attorneys for Plaintiff

Attorneys for SFR Investment Pool 1, LLC

9 DATED this 6th day of December, 2017.

10 BOYACK ORME & ANTHONY

11 /s/ Christopher B. Anthony, Esq.

12 Christopher B. Anthony, Esq.

13 NV Bar No. 9748

14 Attorneys for Trail Ridge Community  
Association

15 **ORDER**

16 IT IS SO ORDERED.

17 DATED this 11th day of December, 2017.

18   
19 \_\_\_\_\_  
20 UNITED STATES MAGISTRATE JUDGE

21 Respectfully Submitted by:

22 WRIGHT, FINLAY & ZAK, LLP

23 /s/ Lindsay D. Robbins, Esq.

24 Lindsay D. Robbins, Esq.

25 Nevada Bar No. 13474

26 Attorneys for Plaintiff  
27  
28