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7 *Attorneys for Plaintiffs/Counter-Defendants US Bank*  
8 *National Association, as Trustee, and Wells Fargo*  
*Bank, N.A.*

9 **UNITED STATES DISTRICT COURT**

10 **DISTRICT OF NEVADA**

11 US BANK NATIONAL ASSOCIATION, AS  
12 TRUSTEE, SUCCESSOR IN INTEREST TO  
WACHOVIA BANK, NATIONAL  
13 ASSOCIATION AS TRUSTEE FOR WELLS  
FARGO ASSET SECURITIES  
14 CORPORATION, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2005-  
15 AR2 AT 4801 FREDERICA STREET,  
OWENSBORO, KY 42301, a national  
16 association; WELLS FARGO BANK, N.A., a  
national association;

17 Plaintiffs,

18 vs.

19 VILLA VECCHIO CT. TRUST, a Nevada  
trust; ABSOLUTE COLLECTION  
20 SERVICES, LLC, a Nevada limited-liability  
company; THE FOOTHILLS AT SOUTHERN  
21 HIGHLANDS HOMEOWNERS  
ASSOCIATION, a Nevada non-profit  
22 corporation;

23 Defendants.

24 VILLA VECCHIO CT. TRUST, a Nevada  
25 trust;

26 Counterclaimant,

27 vs.

28 US BANK NATIONAL ASSOCIATION, AS

Case No. 2:17-cv-00143-MMD-VCF

**STIPULATION AND ORDER  
MODIFYING BRIEFING SCHEDULE  
RE MOTION TO REOPEN  
DISCOVERY**

**(FIRST REQUEST)**

1 TRUSTEE, SUCCESSOR IN INTEREST TO  
2 WACHOVIA BANK, NATIONAL  
3 ASSOCIATION AS TRUSTEE FOR WELLS  
4 FARGO ASSET SECURITIES  
5 CORPORATION, MORTGAGE PASS-  
6 THROUGH CERTIFICATES, SERIES 2005-  
7 AR2 AT 4801 FREDERICA STREET,  
8 OWENSBORO, KY 42301, a national  
9 association; WELLS FARGO BANK, N.A., a  
10 national association;

Counter-Defendants.

11 Plaintiffs/Counter-Defendants US Bank National Association, as Trustee, Successor in  
12 Interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities  
13 Corporation, Mortgage Pass-Through Certificates, Series 2005-AR2 at 4801 Frederica Street,  
14 Owensboro, KY 42301 and Wells Fargo Bank, N.A. (jointly, “Wells Fargo”), and  
15 Defendant/Counterclaimant Villa Vecchio Ct. Trust (“Villa Vecchio” and together with the  
16 Plaintiffs, the “Parties”), through counsel, for good cause shown, hereby stipulate and agree to  
17 modify the briefing schedule set for the Motion to Reopen Discovery to mirror the briefing  
18 schedule set for the Parties’ respective motions for summary judgment. In support of this request,  
19 the Parties state the following:

20 1. On April 11, 2023, the Court issued its Minute Order setting a deadline of 60 days  
21 within which to file dispositive motions [ECF No. 98].

22 2. On April 27, 2023, the Parties entered into a Stipulation and Order Modifying  
23 Briefing Schedule on Dispositive Motions Pursuant to LR 7-2(b), to extend the deadlines for  
24 filing their respective motions for summary judgment, oppositions and replies [ECF No. 101].

25 3. On May 26, 2023, the Parties entered into a Stipulation and Order Modifying  
26 Briefing Schedule on Dispositive Motions Pursuant to LR 7-2(b) (Second Request), to further  
27 extend the deadlines for filing their respective motions for summary judgment, oppositions and  
28 replies [ECF No. 103].

4. On June 30, 2023, the Parties filed their respective motions for summary judgment  
[ECF Nos. 105, 107.]

1           5.       The deadline for the Parties to file their oppositions to the motions for summary  
2 judgment is July 21, 2023.

3           6.       The deadline for the Parties to file their replies in support of their motions for  
4 summary judgment is August 18, 2023.

5           7.       On June 30, 2023, Villa Vecchio filed a Motion to Reopen Discovery Solely to  
6 Permit Disclosure of Villa Vecchio Ct. Trust Bankruptcy (“Motion to Reopen”).

7           8.       The deadline for Wells Fargo to file an opposition to the Motion to Reopen is  
8 July 14, 2023.

9           9.       The deadline for Villa Vecchio to file a reply in support of the Motion to Reopen  
10 is July 21, 2023.

11          10.      The Parties desire to align the briefing deadlines for the Motion to Reopen with the  
12 briefing deadlines for the motions for summary judgment.

13           NOW, THEREFORE, based on the foregoing and subject to Court approval, the Parties  
14 agree as follows:

15          1.       That the briefing deadlines for the Motion to Reopen shall be aligned with the  
16 briefing deadlines for the motions for summary judgment as follows:

17           a.       That the deadline for Wells Fargo to file an opposition to the Motion to  
18 Reopen shall be extended from July 14, 2023 to **July 21, 2023**; and

19           b.       That the deadline for Villa Vecchio to file a reply in support of its Motion  
20 to Reopen shall be extended from July 21, 2023 to **August 18, 2023**.

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**IT IS SO STIPULATED.**

DATED this 11th day of July 2023.

SNELL & WILMER L.L.P.

By: /s/ Jennifer L. McBee  
Kelly H. Dove (NV Bar No. 10569)  
Jennifer L. McBee (NV Bar No. 9110)  
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*Attorneys for Plaintiffs/Counter-  
Defendants US Bank National  
Association, as Trustee, and Wells  
Fargo Bank, N.A.*

DATED this 11th day of July 2023.

ROGER P. CROTEAU & ASSOCIATES, LTD.

By: /s/ Christopher L. Benner  
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Villa Vecchio Ct. Trust*

**ORDER**

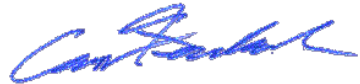
The Court having considered the foregoing Stipulation and Order Modifying Briefing Schedule re Motion to Reopen Discovery (“Stipulation”), and good cause appearing,

**IT IS HEREBY ORDERED:**

- A. That the Parties’ Stipulation is approved;
- B. That the briefing deadlines for the Motion to Reopen shall be aligned with the briefing deadlines for the motions for summary judgment as follows:
  - 1) That the deadline for Wells Fargo to file an opposition to the Motion to Reopen shall be extended from July 14, 2023 to **July 21, 2023**;
  - 2) That the deadline for Villa Vecchio to file a reply in support of its Motion to Reopen shall be extended from July 21, 2023 to **August 18, 2023**;

**IT IS SO ORDERED.**

IT IS SO ORDERED.



Cam Ferenbach  
United States Magistrate Judge

DATED 7-12-2023

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**CERTIFICATE OF SERVICE**

I hereby certify that on July 11, 2023, I electronically filed the foregoing **STIPULATION AND ORDER MODIFYING BRIEFING SCHEDULE RE MOTION TO REOPEN DISCOVERY** with the Clerk of Court for the U.S. District Court, District of Nevada by using the Court’s CM/ECF system. Participants in the case who are registered CM/ECF users will be served by the CM/ECF system.

DATED this 11th day of July 2023.

  
\_\_\_\_\_  
An Employee of Snell & Wilmer L.L.P.