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 5 VILLA DEL ORO OWNERS ASSOCIATION

6 **UNITED STATES DISTRICT COURT**

7 **DISTRICT OF NEVADA**

8 BOMF IIIB 2014-19NPL1 CORP.,

9 Plaintiff,

10 vs.

11 KEVIN MONINGER, AMELITA  
 12 MONINGER, VILLA DEL ORO OWNERS  
 13 ASSOCIATION, ASSET RECOVERY  
 14 SERVICES, DOE INDIVIDUALS I-X,  
 15 inclusive, and ROE CORPORATIONS I-X,  
 16 inclusive,

17 Defendants.

Case No. 2:17-cv-01106  
 Dept. No. VII

**STIPULATION AND ORDER TO SET  
 ASIDE DEFAULT AGAINST  
 DEFENDANT VILLA DEL ORO  
 OWNERS ASSOCIATION**

18 **STIPULATION AND ORDER TO SET ASIDE DEFAULT AGAINST DEFENDANT**  
 19 **VILLA DEL ORO OWNERS ASSOCIATION**

20 Plaintiff, BOMF IIIB 2014-19NPL1 CORP., by and through its counsel, Natalie L.  
 21 Winslow, Esq., of AKERMAN, LLP, and Defendant, VILLA DEL ORO OWNERS  
 22 ASSOCIATION, by and through its counsel, Steven T. Loizzi, Jr., Esq., of HOA LAWYERS  
 23 GROUP, LLC, hereby agree and stipulate as follows:  
 24

25 **IT IS STIPULATED AND AGREED** that the Default entered against Defendant,  
 26 VILLA DEL ORO OWNERS ASSOCIATION on or about September 13, 2017 is hereby set  
 27 aside.  
 28

1                   **IT IS FURTHER STIPULATED AND AGREED** that Defendant, VILLA DEL ORO  
2 OWNERS ASSOCIATION shall have 10 days from the date of entry of this Stipulation and  
3 Order with the Court to file a responsive pleading to the Complaint.

4           DATED this 2<sup>nd</sup> day of October, 2017.

                  DATED this 2<sup>nd</sup> day of October, 2017.

5           HOA LAWYERS GROUP, LLC

                  AKERMAN, LLP

6  
7           /s/ Steven T. Loizzi, Jr., Esq.  
8           Steven T. Loizzi, Jr., Esq.  
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14          Attorney for Defendant, Villa Del Oro  
15          Owners Association

/s/ Natalie L. Winslow, Esq.  
                  Darren T. Brenner, Esq.  
                  Nevada Bar No. 8386  
                  Natalie L. Winslow, Esq.  
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                  Phone: (702) 634-5000  
                  Fax: (702) 380-8572  
                  Attorney for Plaintiff, BOMF IIB 2014-  
                  19NPL! Corp.


**ORDER**

**IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that the Default entered against Defendant, VILLA DEL ORO OWNERS ASSOCIATION on or about September 13, 2017 is hereby set aside.

**IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that Defendant, VILLA DEL ORO OWNERS ASSOCIATION shall have 10 days from the date of entry of this Stipulation and Order with the Court to file a responsive pleading to the Complaint.

**IT IS SO ORDERED.**

DATED this 11 day of October, 2017.

  
\_\_\_\_\_  
GLORIA M. NAVARRO, CHIEF JUDGE  
UNITED STATES DISTRICT COURT

Respectfully submitted by:

HOA LAWYERS GROUP, LLC

/s/ Steven T. Loizzi, Jr., Esq.

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*Attorney for Defendant, Villa Del Oro Owners Association*