

1 DARREN T. BRENNER, ESQ.
2 Nevada Bar No. 8386
3 NATALIE L. WINSLOW, ESQ.
4 Nevada Bar No. 12125
5 AKERMAN LLP
6 1635 Village Center Circle, Suite 200
7 Las Vegas, NV 89134
8 Telephone: (702) 634-5000
9 Facsimile: (702) 380-8572
10 Email: darren.brenner@akerman.com
11 Email: natalie.winslow@akerman.com

12 Attorneys for BOMF IIIB 2014-19NPL1
13 Corp.

14 **UNITED STATES DISTRICT COURT**

15 **DISTRICT OF NEVADA**

16 BOMF IIIB 2014-19NPL1 CORP.,

17 Plaintiff,

18 vs.
19 KEVIN MONINGER, AMELITA MONINGER,
20 VILLA DEL ORO OWNERS ASSOCIATION,
ASSET RECOVERY SERVICES, DOE
INDIVIDUALS I-X, inclusive, and ROE
CORPORATIONS I-X, inclusive,

21 Defendants.

22 Case No.: 2:17-cv-01106-GMN-PAL

23 **STIPULATION TO CONTINUE
SETTLEMENT CONFERENCE**

24 Plaintiff BOMF IIIB-10NPL1 Corp. (**plaintiff**) and Villa del Oro Owners Association
25 (**HOA**) stipulate and agree to continue the settlement conference set in this matter, currently set for
26 August 15, 2018 at 9:30 AM. ECF No. 32. Plaintiff and the HOA further stipulate and agree as
27 follows:

28

1. The property at issue in this lawsuit is located at 3153 Arville Street, Las Vegas,
29 Nevada 89102.
2. The HOA foreclosed on the property on or about August 14, 2013. The property
30 reverted to the HOA as a result of the foreclosure sale.
3. The HOA owned the property at the time plaintiff initiated the current litigation.
4. On July 11, 2017, the HOA quitclaimed the property to SALV LLC, a non-party to
31 this litigation. A quitclaim deed was recorded with the Clark County Recorder as
32 instrument no. 20170712-0000837.

5. Plaintiff recently became aware of the quitclaim deed when preparing for the upcoming settlement conference.
6. Concurrently with the filing of this stipulation to continue the settlement conference, plaintiff and the HOA are filing a motion to join SALV as a defendant to this litigation.
7. Plaintiff and the HOA believe the settlement conference will not be productive if the current owner of the property is not a party to the settlement conference. In addition, plaintiff states it recently assigned the deed of trust to Bank of America, N.A., and is in the process of recording the assignment with the Clark County Recorder. Plaintiff anticipates plaintiff and Bank of America will request to substitute Bank of America in the place of plaintiff once the recording process is complete. Because it is Bank of America that now holds the beneficial interest in the deed of trust, the parties believe that Bank of America should also be a party to any upcoming settlement conference.

AKERMAN LLP

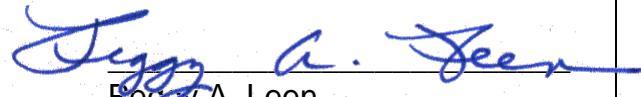
1635 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NEVADA 89134
TEL.: (702) 634-5000 – FAX: (702) 380-8572

1 8. Accordingly, plaintiff and the HOA request the court continue the settlement
2 conference for approximately 90 days to allow SALV LLC and Bank of America to
3 appear in the litigation, and attend any upcoming settlement conference.

5 AKERMAN LLP	6 HOA LAWYERS GROUP, LLC
6 /s/Natalie L. Winslow 7 DARREN T. BRENNER, ESQ. 8 Nevada Bar No. 8386 9 NATALIE L. WINSLOW, ESQ. 10 Nevada Bar No. 12125 11 1635 Village Center Circle, Suite 200 12 Las Vegas, Nevada 89134 13 Attorneys for BOMF IIIB 2014-19NPL1 Corp.	6 /s/Steven T. Liozzi 7 STEVEN T. LOIZZI, JR., ESQ. 8 Nevada Bar No. 10920 9 9500 W. Flamingo, Suite 204 10 Las Vegas, Nevada 89147 11 Attorneys for Villa Del Oro Owners Association

12 **IT IS ORDERED** that the settlement conference currently scheduled for August 15, 2018,
13 at 9:30 a.m., is **VACATED** and **CONTINUED** to November 28, 2018, at 9:30 a.m. in
14 Chambers Room 3017. Confidential statements shall be due no later than 4:00 p.m.
15 November 20, 2018.

16 Dated: August 3, 2018



16 Peggy A. Leen
17 United States Magistrate Judge