

1 ZBS LAW, LLP
 2 J. Stephen Dolembro, Esq.
 3 Nevada Bar No. 9795
 4 9435 West Russell Road, Suite 120
 5 Las Vegas, NV 89148
 6 (702) 948-8565; FAX (702) 446-9898
 7 sdolembro@zbslaw.com

8 *Attorneys for Plaintiff/Counter-defendant The Bank of New York Mellon fka The Bank of New*
 9 *York, as trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series*
 10 *2007-10*

11 **UNITED STATES DISTRICT COURT**
 12 **FOR THE DISTRICT OF NEVADA**

13 THE BANK OF NEW YORK MELLON FKA
 14 THE BANK OF NEW YORK, AS TRUSTEE
 15 FOR THE CERTIFICATEHOLDERS OF
 16 CWABS INC., ASSET-BACKED
 17 CERTIFICATES, SERIES 2007-10, a national
 18 bank,

19 Plaintiff,

20 vs.

21 MONACO LANDSCAPE MAINTENANCE
 22 ASSOCIATION, INC., a Nevada corporation;
 23 SATICOY BAY LLC, SERIES 8326
 24 STERLING HARBOR, a Nevada limited
 25 liability company,

26 Defendants.

27 SATICOY BAY LLC, SERIES 8326
 28 STERLING HARBOR,

Counterclaimant,

vs.

THE BANK OF NEW YORK MELLON FKA
 THE BANK OF NEW YORK, AS TRUSTEE
 FOR THE CERTIFICATEHOLDERS OF
 CWABS INC., ASSET-BACKED
 CERTIFICATES, SERIES 2007-10,

Counter-defendant.

CASE NO.: 2:17-CV-02061-JAD-DJA

**STIPULATION AND ORDER TO
 STAY CASE PENDING
 CONCLUSION OF SETTLEMENT
 NEGOTIATIONS**

ECF No. 43

1 Plaintiff/Counter-defendant, THE BANK OF NEW YORK MELLON FKA THE
2 BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS
3 INC., ASSET-BACKED CERTIFICATES, SERIES 2007-10, and Defendant/Counterclaimaint
4 SATICOY BAY LLC SERIES 8326 STERLING HARBOR, (collectively, the “Parties”), by
5 and through their respective counsel of record, hereby submit the following Stipulation and
6 Order to stay this litigation.

7 WHEREAS, the parties are engaged in settlement negotiations and seek to reduce
8 litigation fees and costs and conserve both the parties’ and the Court’s time and resources
9 pending a potential resolution of this action.

10 WHEREAS, the Parties further stipulate and agree that no Party that is claiming an
11 interest in 8326 Sterling Harbor Court, Las Vegas, Nevada 89117 (APN: 163-09-313-035) (the
12 “Property”), shall transfer or attempt to transfer such claimed interest in the Property during the
13 pendency of this stay.

14 WHEREAS the parties agree to stay this action in its entirety pending the conclusion of
15 settlement negotiations.

16 WHEREFORE, based upon the foregoing, the stay may be lifted by stipulation of the
17 parties or by motion.

18
19 IT IS SO STIPULATED.

20 DATED this 26th day of November, 2019.

21
22 **THE LAW OFFICES OF MICHAEL F. BOHN, ESQ., LTD.**

23 /s/Adam R. Trippiedi, Esq.

24 Adam R. Trippiedi, Esq.

25 Nevada Bar No. 12294

26 2260 Corporate Circle, Suite 480

27 Henderson, Nevada 89074

28 atrippiedi@bohnlawfirm.com

Attorney for Defendant Saticoy Bay LLC Series 8326 Sterling Harbor


1 **ZBS LAW, LLP**

2 /s/ J. Stephen Dolembro, Esq.

3 J. Stephen Dolembro, Esq.
4 Nevada Bar Number 9795
5 9435 West Russell Road, Suite 120
6 Las Vegas, NV 89148
7 sdolembro@zbslaw.com
8 *Attorneys for Plaintiff*

9
10 ORDER

11 Based on the parties' stipulation [ECF No. 43] and the ongoing settlement discussions,
12 IT IS HEREBY ORDERED that this action is TEMPORARILY **STAYED for all purposes**
13 **until January 10, 2020**. Prior to that date, the stay may be lifted by stipulation or motion.

14 
15 _____
16 U.S. District Judge Jennifer A. Dorsey
17 Dated: December 4, 2019