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Kent F. Larsen, Esq.
Nevada Bar No. 3463
Katie M. Weber, Esq.
Nevada Bar No. 11736
SMITH LARSEN & WIXOM
1935 Village Center Circle
Las Vegas, Nevada 89134
Telephone: (702) 252-5002
Facsimile: (702) 252-5006
Email: kfl@slwlaw.com
kw@slwlaw.com
Attorneys for Plaintiff
U.S. Bank National Association,
As Trustee For MASTR Asset Backed
Securities Trust 2006-WMC4, Mortgage
Pass-Through Certificates, Series 2006-WMC4

**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR MASTR ASSET
BACKED SECURITIES TRUST 2006-
WMC4, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-WMC4,

Plaintiff,

v.

ER HOLDINGS NV LLC, a Nevada limited
liability company; VILLA DEL ORO
OWNERS ASSOCIATION, a Nevada non-
profit corporation; LIDIA BOLOY
HERRERA, an individual,

Defendants.

Case No.: 2:17-cv-02129-JAD-GWF

**STIPULATION AND ~~PROPOSED~~
ORDER TO STAY LITIGATION AND
DISCOVERY PENDING
COMPLETION OF SETTLEMENT**

Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff U.S. Bank National Association, as Trustee For MASTR Asset Backed Securities Trust 2006-WMC4, Mortgage Pass-Through Certificates, Series 2006-WMC4 (“U.S. Bank”), and Defendants ER Holdings

SMITH LARSEN & WIXOM
ATTORNEYS
HILLS CENTER BUSINESS PARK
1935 VILLAGE CENTER CIRCLE
LAS VEGAS, NEVADA 89134
(702) 252-5002 • (702) 252-5006

SMITH LARSEN & WIXOM

ATTORNEYS
HILLS CENTER BUSINESS PARK
1935 VILLAGE CENTER CIRCLE
LAS VEGAS, NEVADA 89134
(702) 252-5002 • (702) 252-5006

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NV LLC (“ER Holdings”) and Villa Del Oro Owners Association (the “HOA”) (collectively, the “Parties”),¹ by and through their respective undersigned counsel, stipulate as follows:

1. The instant action was filed on August 8, 2017. [ECF No. 1.]
2. ER Holdings and the HOA filed a joint answer to the Complaint on October 2, 2017. [ECF No. 9.]
3. On November 20, 2017, the Court entered a Discovery Plan and Scheduling Order in this matter, which order set the deadline to complete discovery in this case for April 2, 2018. [ECF No. 11.] Around the same time, U.S. Bank and ER Holdings commenced settlement discussions which have been ongoing throughout this action. Accordingly, on February 28, 2018, the Court entered a Stipulation and Order Extending Discovery Deadlines (First Request), which extended the discovery deadline in this matter to July 2, 2018. [ECF No. 14.]
4. On June 11, 2018, U.S. Bank and ER Holdings came to an agreement with respect to this matter, and are in the process of finalizing their settlement.
5. Additionally, U.S. Bank and the HOA are discussing a possible resolution of this matter.
6. Given the pending settlement between U.S. Bank and ER Holdings, and the settlement discussions between U.S. Bank and the HOA, and to avoid wasting resources and incurring potentially unnecessary expense associated with completing discovery, the Parties agree to, and hereby request, a stay of this case to give U.S. Bank and ER Holdings sufficient time and resources to finalize their settlement, as well as to give U.S. Bank and the HOA time to attempt to reach a resolution as well.

...
...

¹ Defendant Lidia Boloy Herrera has not appeared in this action.

SMITH LARSEN & WIXOM

ATTORNEYS
HILLS CENTER BUSINESS PARK
1935 VILLAGE CENTER CIRCLE
LAS VEGAS, NEVADA 89134
(702) 252-5002 • (702) 252-5006

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7. The Parties make this stipulation in good faith and not for purposes of delay.

Dated this 19th day of June, 2018.	Dated this 19th day of June, 2018.
SMITH LARSEN & WIXOM	HOA LAWYERS GROUP, LLC
<u>/s/Katie M. Weber</u> Kent F. Larsen, Esq. Nevada Bar No. 3463 Katie M. Weber, Esq. Nevada Bar No. 11736 1935 Village Center Circle Las Vegas, Nevada 89134 Attorneys for Plaintiff U.S. Bank National Association, As Trustee For MASTR Asset Backed Securities Trust 2006-WMC4, Mortgage Pass-Through Certificates, Series 2006-WMC4	<u>/s/Steven T. Loizzi</u> Steven T. Loizzi, Jr., Esq. Nevada Bar No. 10920 9500 W. Flamingo, Suite 204 Las Vegas, Nevada 89147 Attorney for Defendants ER Holdings NV LLC and Villa Del Oro Owners Association

IT IS SO ORDERED:


UNITED STATES MAGISTRATE JUDGE

DATED: 6/21/2018