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UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

WELLS FARGO BANK, N.A., AS  
TRUSTEE, ON BEHALF OF THE  
HOLDERS OF THE HARBORVIEW  
MORTGAGE LOAN TRUST MORTGAGE  
LOAN PASS-THROUGH CERTIFICATES,  
SERIES 2006-12,  
  
Plaintiff,  
  
vs.  
  
FIDELITY NATIONAL TITLE GROUP,  
INC.; FIDELITY NATIONAL TITLE  
INSURANCE COMPANY; DOE  
INDIVIDUALS I through X; and ROE  
CORPORATIONS XI through XX, inclusive,  
  
Defendants.

Case No.: 2:20-cv-02254-ART-BNW

**ORDER APPROVING**

**STIPULATION TO**  
**CONTINUE STAY OF CASE**

Plaintiff, Wells Fargo Bank, N.A., as Trustee, on behalf of the Holders of the Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-12 (“Wells Fargo”) and Defendants Fidelity National Title Group, Inc. and Fidelity National Title Insurance Company (“Defendants”, and with Plaintiff, the “Parties”), by and through their undersigned counsel, hereby stipulate as follows:

This matter involves a title insurance coverage dispute wherein Wells Fargo contends, and Defendants dispute, that the title insurance claim involving an HOA assessment lien and

1 subsequent sale was covered by the subject policy of title insurance. There are now currently  
 2 pending in the United States District Court for the District of Nevada and Nevada state courts  
 3 more than one-hundred actions between national banks, on the one hand, and title insurers, on the  
 4 other hand. In virtually all of these actions, the title insurer underwrote an ALTA 1992 or ALTA  
 5 2006 loan policy of title insurance with form 1 coverage, along with the CLTA 100/ALTA 9  
 6 and/or CLTA 115.2/ALTA 5 Endorsements.

7 The Parties stipulated to a limited six-month stay of the case, which was granted on July  
 8 19, 2022 [ECF No. 28]. The limited stay expires on January 19, 2023 [ECF No. 28]. The Parties  
 9 have conferred and believe another limited six-month stay is warranted. There are now two fully  
 10 briefed appeals to the Nevada Supreme Court involving similar coverage disputes in *PennyMac*  
 11 *Corp. v. Westcor Land Title Ins. Co.*, Nevada Supreme Court Case No. 83737 (“*PennyMac*”) and  
 12 *Deutsche Bank Nat’l Trust Co. v. Fidelity Nat’l Title Ins. Co.*, Nevada Supreme Court Case No.  
 13 84161 (“*Deutsche Bank*”). Both *PennyMac* and *Deutsche Bank* are fully briefed, but oral  
 14 argument has not been set. The Parties anticipate that the Nevada Supreme Court’s decisions in  
 15 the foregoing appeals may touch upon issues regarding the interpretation of policy and claims  
 16 handling, that could potentially affect the disposition of the instant action.

17 Accordingly, the Parties believe an additional stay of six months in the instant action will  
 18 best serve the interests of judicial economy. The Parties request that the action be stayed for an  
 19 additional six months, through and including, July 19, 2023. The Parties are to submit a Joint  
 20 Status Report on or before July 19, 2023. The Parties further agree that this stipulation and stay  
 21 of this case is entered based on the specific circumstances surrounding this particular case, and  
 22 that this stipulation shall not be viewed as a reason for granting a stay in any other pending matter.

23 **NOW THEREFORE**, the Parties, by and through their undersigned counsel, hereby  
 24 stipulate and agree as follows:

- 25 1. In the interests of judicial economy and in efforts to preserve the Parties’ resources,  
 26 the Parties request that this action be **STAYED FOR AN ADDITIONAL SIX (6)**  
 27 **MONTHS**, through and including, July 19, 2023.
- 28 2. All deadlines currently set in this case shall remain **VACATED**.

4. The stay will not impact subpoenas duces tecum and deposition subpoenas to third parties, and the Parties may enforce subpoenas that the Parties propounded to third parties during the stay.

**IT IS SO STIPULATED.**

DATED this 11<sup>th</sup> day of January, 2023.

SINCLAIR BRAUN LLP

/s/ Kevin S. Sinclair

Kevin S. Sinclair, Esq.

Nevada Bar No. 12277

16501 Ventura Boulevard, Suite 400

Encino, California 91436

*Attorney for Defendants, Fidelity National Title Group, Inc. and Fidelity National Title Insurance Company*

Dated this 17th day of January, 2023.

Anne Russell Rine