

IN THE SUPREME COURT OF THE STATE OF NEVADA

TYRONE KEITH ARMSTRONG,

Appellant,

vs.

U.S. BANK NATIONAL ASSOCIATION,
as Trustee for Structured Asset Securities
Corporation Mortgage Pass-Through
Certificates, Series 2007-BC3; OCWEN
LOAN SERVICING, LLC; PHH
MORTGAGE CORPORATION;
WESTERN PROGRESSIVE-NEVADA,
INC.;

Respondents.

Supreme Court Case No.:

86920

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[District Court Case No. A-19-796941-1]
Elizabeth A. Brown
Clerk of Supreme Court

**JOINDER TO DEFENDANT U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE'S OPPOSITION TO APPELLANT'S EMERGENCY MOTION
FOR STAY OF PROCEEDINGS AND REQUEST FOR INJUNCTIVE
RELIEF PENDING APPEAL**

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MORTGAGE CORPORATION; PHH
MORTGAGE CORPORATION,
successor to OCWEN LOAN
SERVICING, LLC, erroneously
named; and Defendant WESTERN
PROGRESSIVE-NEVADA, INC*

NRAP 26.1 DISCLOSURE

Pursuant to NRAP 26.1, the undersigned counsel of record certifies that the following are persons and entities as described in NRAP 26.1(a) and must be disclosed. These representations are made in order that the judges of this Court may evaluate possible disqualification or recusal.

Respondent PHH Mortgage Corporation is a successor to Ocwen Loan Servicing, LLC and a wholly-owned subsidiary of Ocwen Financial Corporation, a publicly traded corporation. No publicly held company owns 10% or more of Ocwen Financial Corporation. Ocwen Loan Servicing, LLC ceased doing business and is no longer a going concern as of approximately June 1, 2019.

The Defendant WESTERN PROGRESSIVE – NEVADA, INC. filed notices and declarations of non-monetary status in the underlying action pursuant to NRS 107.029 on July 31, 2019 and March 15, 2021, with no objection. Accordingly, said Defendant did not otherwise participate in the underlying action and is not subject to the instant appeal as an individual Respondent.

The above-referenced Respondents have been represented throughout this action by Jeffrey S. Allison, Esquire of Houser LLP PHH MORTGAGE CORPORATION; PHH MORTGAGE CORPORATION, successor to OCWEN LOAN SERVICING, LLC, erroneously named (“Respondents”), join in and adopt by reference the Opposition to the Appellant’s **OPPOSITION TO**

**APPELLANT’S EMERGENCY MOTION FOR STAY OF PROCEEDINGS
AND REQUEST FOR INJUNCTIVE RELIEF PENDING APPEAL** filed by
Respondent U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2007-BC3. The arguments in said
Respondent’s Oppositions are incorporated herein as applicable to Respondents.

Respondents further adopt by reference its filings in response to
Appellant’s same Motions recently filed and denied in the underlying action as
follows:

1. NOTICE OF JOINDER TO DEFENDANT U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE’S OPPOSITION TO EX PARTE
MOTION FOR A TEMPORARY RESTRAINING ORDER ON AN
ORDER SHORTENING TIME; OR ALTERNATIVELY FOR AN ORDER
TO SHOW CAUSE; AND JOINDER TO THE DEFENDANT’S
OPPOSITION TO MOTION TO STAY JUDGMENT PENDING AN
APPEAL ON AN ORDER SHORTENING TIME – filed 3/22/2024
2. OPPOSITION TO EX PARTE MOTION FOR A TEMPORARY
RESTRAINING ORDER ON AN ORDER SHORTENING TIME; OR
ALTERNATIVELY FOR AN ORDER TO SHOW CAUSE; AND

OPPOSITION TO MOTION TO STAY JUDGMENT PENDING AN
APPEAL ON AN ORDER SHORTENING TIME – filed 3/22/2024

Dated this 29th day of March, 2024 **HOUSER LLP**

/s/ Jeffrey S. Allison

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PHH MORTGAGE CORPORATION;

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SERVICING, LLC, erroneously

named; and Defendant WESTERN

PROGRESSIVE-NEVADA, INC.

CERTIFICATE OF COMPLIANCE

1. I hereby certify that this joinder complies with the formatting requirements of NRAP 32(a)(4), the typeface requirements of NRAP 32(a)(5) and the type style requirements of NRAP 32(a)(6) because:

it has been prepared in a proportionally spaced typeface using Microsoft Word 365, Times New Roman 14 pt. font.

2. I further certify that this joinder complies with any page or type volume limitations of NRAP 32(a)(7) because, excluding any parts exempted by NRAP 32(a)(7)(C), it is proportionately spaced, has a typeface of 14 points or more and contains 911 words.

3. Finally, I hereby certify that I have read this joinder, and to the best of my knowledge, information, and belief, it is not frivolous or interposed for an improper purpose. I further certify that this complies with all applicable Nevada Rules of Appellate Procedure, in particular NRAP 28(e)(3)(i). I understand that I may be subject to sanctions in the event that the joinder is not in conformity with the requirements of the Nevada Rules of Appellate Procedure.

Dated this 29th day of March, 2024 **HOUSER LLP**

/s/ Jeffrey S. Allison
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CERTIFICATE OF SERVICE

I hereby certify that on the date indicated below, I served a copy of the foregoing **JOINDER TO DEFENDANT U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE'S OPPOSITION TO APPELLANT'S EMERGENCY MOTION FOR STAY OF PROCEEDINGS AND REQUEST FOR INJUNCTIVE RELIEF PENDING APPEAL** upon the parties to the appeal via electronic transmission through the Court's e-filing and serve system and by U.S. Mail, First Class, postage prepaid, addressed as follows:

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PASS-THROUGH CERTIFICATES,
SERIES 2007-BC3*

DATED this 29th day of March, 2024

Taylor Duffin
An employee of Houser LLP