

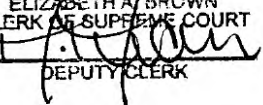
IN THE COURT OF APPEALS OF THE STATE OF NEVADA

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; AND
WESTERN PROGRESSIVE-NEVADA,
INC.,
Respondents.

No. 86920-COA

FILED

APR 01 2024

ELIZABETH A. BROWN
CLERK OF SUPREME COURT
BY  DEPUTY CLERK


ORDER DENYING STAY OR INJUNCTION

In this appeal from a district court summary judgment in a quiet title action, appellant Tyrone Keith Armstrong has filed an emergency motion for stay and injunction pending appeal, seeking to prevent a foreclosure sale scheduled for April 2, 2024. Respondents U.S. Bank National Association and PHH Mortgage Corporation have filed oppositions to the motion, and PHH Mortgage has filed a joinder to U.S. Bank's opposition.

In determining whether to grant a stay or injunction pending appeal, this court considers the following factors: (1) whether the object of the appeal will be defeated if the stay or injunction is not granted, (2) whether appellant will suffer irreparable or serious injury if the stay or injunction is denied, (3) whether respondents will suffer irreparable or serious injury if the stay or injunction is granted, and (4) whether appellant

is likely to prevail on the merits of the appeal. NRAP 8(c). Having considered the parties' arguments in light of these factors, we are not persuaded that a stay is warranted. Accordingly, the motion for stay is denied.

It is so ORDERED.


_____, C.J.
Gibbons


_____, J.
Bulla


_____, J.
Westbrook

cc: Hon. Danielle K. Pieper, District Judge
Tyrone Keith Armstrong
Houser LLP
Fox Rothschild, LLP/Las Vegas
Eighth District Court Clerk