

**UNITED STATES DISTRICT COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION**

CONSUMER FINANCIAL PROTECTION)	
BUREAU, et al.,)	
)	
Plaintiffs,)	
)	
v.)	Case No. 4:23-cv-4729
)	Judge Alfred H. Bennett
COLONY RIDGE DEVELOPMENT,)	
LLC, et al.,)	
)	
Defendants.)	
)	

**JOINT MOTION TO EXTEND STAY FOR ADDITIONAL SETTLEMENT
DISCUSSIONS**

Plaintiffs United States and Consumer Financial Protection Bureau (“Plaintiffs”) and Defendants Colony Ridge Development, LLC; Colony Ridge BV, LLC; and Colony Ridge Land, LLC (“Defendants”) (together, the “Parties”) jointly move the Court to extend the current stay in the above-captioned case for thirty (30) days so the parties can continue focusing on settlement discussions.

Good cause supports the Parties’ motion. The Parties have made significant progress toward settlement and believe that continued settlement discussions will be productive. Indeed, after two months of negotiations, including appearances in June before a private mediator, on August 4, 2025, Plaintiffs most recently sent Defendants an updated settlement demand, to which Defendants have committed to responding by August 13, 2025. Extending the stay will thus allow the Parties to focus on attempting to resolve this case. The stay extension could also conserve judicial resources, as discovery disputes are currently pending before the Court.

WHEREFORE, the Parties respectfully request that this Court enter an order staying this case for thirty days for continued settlement negotiations and requiring the Parties to file a status

report at the conclusion of the thirty-day stay advising the Court of the status of settlement negotiations. A proposed order is attached.

Dated: August 12, 2025

Respectfully submitted,

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CERTIFICATE OF CONFERENCE

I hereby certify that the parties conferred regarding this Joint Motion to Extend Stay for Additional Settlement Discussions prior to filing and jointly agreed to file it.

s/ Abigail B. Marshak
Abigail B. Marshak

Counsel for Plaintiff United States of America

CERTIFICATE OF SERVICE

I hereby certify that on August 12, 2025, I filed the foregoing with the CM/ECF system, which sent electronic notice to all counsel of record.

s/ Abigail B. Marshak
Abigail B. Marshak

Counsel for Plaintiff United States of America