

UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF
CALIFORNIA

James S. Grill v. United States of America

Grill · No. 2:20-cv-641-TLN-JDP · Decided December 23, 2025

SUMMARY

This document is a stipulation by the parties in James S. Grill v. United States requesting a 90-day stay to permit continued settlement discussions concerning a quiet-title action involving an easement to real property. The United States District Court for the Eastern District of California granted the requested stay on December 22, 2025, and directed the parties to submit a joint status report if the claims were not resolved.

CASE DETAILS

COURT	United States District Court for the Eastern District of California
WRITING FOR THE COURT	Troy L. Nunley
DECIDED	December 23, 2025
DOCKET	2:20-cv-641-TLN-JDP
DISPOSITION	other
PROCEDURAL POSTURE	The parties jointly stipulated to a 90-day stay while they pursued settlement discussions after the Court of Appeals reversed and remanded the dismissal of Plaintiff's quiet-title complaint.
PRECEDENTIAL VALUE	Unknown; district court stipulation and stay order
PARTIES	James S. Grill v. United States of America

TOPICS

civil procedure quiet title easements

PRACTICE AREAS

civil procedure real estate

QUESTIONS PRESENTED

- Whether the court should stay proceedings for 90 days to allow the parties to continue settlement discussions and exchange relevant documents.

HOLDINGS

1. For good cause shown and pursuant to the parties' stipulation, the court stayed the case for 90 days to allow the parties to discuss potential resolution of the claims.

KEY QUOTATIONS

“Pursuant to the above stipulation and for good cause shown, the Court hereby stays this case for 90 days.”
(at 2)

FACTUAL BACKGROUND

James S. Grill brought an action seeking to quiet title to an easement to real property against the United States. Following reversal and remand of the prior dismissal, the parties conferred regarding potential settlement, identified documents to locate and exchange, and jointly requested additional time to pursue resolution outside court.

PROCEDURAL HISTORY

Plaintiff filed a complaint to quiet title to an easement in 2020. Defendant moved to dismiss under Federal Rules of Civil Procedure 12(b)(1) and 12(b)(6), and the district court dismissed the complaint on November 30, 2021, adopting the magistrate judge's findings and recommendations. The Court of Appeals later reversed and remanded based on the Supreme Court's decision in *Wilkins v. United States*, and the mandate issued on February 14, 2025. After the parties engaged in settlement discussions and exchanged information about documents relevant to potential resolution, the court granted their request for an additional 90-day stay.

DISPOSITION

other

CASES CITED

- *Wilkins v. United States*, 598 U.S. 152, 165 (2023)