

UNITED STATES DISTRICT COURT FOR THE DISTRICT OF OREGON

Medford, LLC v. U.S. Bank, N.A. and Nathan F. Smith

Medford, LLC · No. 1:24-CV-02021-CL · Decided February 10, 2026

SUMMARY

The United States District Court for the District of Oregon denied Medford, LLC’s motion for relief under Federal Rule of Civil Procedure 60(b) from the court’s prior denial of its motion for a temporary restraining order. The court held that Medford failed to identify a specific legal or factual error and did not establish the extraordinary circumstances required for reconsideration.

CASE DETAILS

COURT	United States District Court for the District of Oregon
WRITING FOR THE COURT	Michael J. McShane
JURISDICTION	United States District Court for the District of Oregon
DECIDED	February 10, 2026
DOCKET	1:24-CV-02021-CL
DISPOSITION	other
PROCEDURAL POSTURE	Plaintiff moved under Federal Rule of Civil Procedure 60(b)(1) and (6) for relief from the court's prior order denying its emergency motion for a temporary restraining order.
STANDARD OF REVIEW	Relief under Rule 60(b) is an extraordinary remedy unavailable absent highly unusual circumstances. Under Rule 60(b)(1), the movant must establish that the court committed a specific error; Rule 60(b)(6) is available only when Rules 60(b)(1) through (b)(5) do not apply.
PRECEDENTIAL VALUE	unpublished district court opinion

TOPICS

- motion for reconsideration
- standing
- foreclosure
- injunctions
- civil procedure

PRACTICE AREAS

- civil procedure
- real estate
- remedies
- commercial litigation

QUESTIONS PRESENTED

1. Whether Plaintiff was entitled to relief under Rule 60(b)(1) from the prior order denying its motion for a temporary restraining order.
2. Whether Plaintiff could obtain relief under Rule 60(b)(6) when its asserted basis for relief was alleged judicial error cognizable under Rule 60(b)(1).

HOLDINGS

1. Plaintiff was not entitled to relief under Rule 60(b)(1) because it failed to identify or establish a specific error in the court's prior order.
2. Plaintiff was not entitled to relief under Rule 60(b)(6) because its claimed judicial error was addressed, if at all, under Rule 60(b)(1), making Rule 60(b)(6) unavailable.

KEY QUOTATIONS

“A motion for reconsideration under Fed R. Civ. P. 60(b) is an “‘extraordinary remedy’ . . . ‘not [to] be granted, absent highly unusual circumstances.’””

“Plaintiff is not entitled to relief under Rule 60(b)(1). Plaintiff must establish that this Court “committed a specific error.””

FACTUAL BACKGROUND

The property was encumbered by a 2007 promissory note and trust deed, and the borrowers defaulted in 2010. The property was later conveyed through quitclaim and bargain-and-sale deeds to Medford, LLC, while the loan was conveyed to U.S. Bank, which recorded an assignment and notice of default and election to sell in 2024. After U.S. Bank's trust purchased the property at a November 2024 trustee sale and Defendants posted a notice requiring occupants to vacate, Medford sought a TRO and later Rule 60(b) relief based on alleged property, business, and corporate-asset injuries.

PROCEDURAL HISTORY

After a foreclosure trustee sale and notice requiring Plaintiff to vacate the property, Plaintiff sought a temporary restraining order staying eviction and permitting continued occupancy. The court denied the TRO. Plaintiff then moved for relief from that order under Rule 60(b)(1) and (6), and the court denied the motion.

DISPOSITION

other

CASES CITED

- Novalpina Cap. Partners I GP S.A.R.L. v. Read, 149 F.4th 1092, 1104 (9th Cir. 2025)
- Carroll v. Nakatani, 342 F.3d 934, 945 (9th Cir. 2003)
- Straw v. Bowen, 866 F.2d 1167, 1172 (9th Cir. 1989)
- Kemp v. United States, 596 U.S. 528, 533 (2022)

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