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7 *Attorneys for Plaintiff HSBC Bank*
 8 *and Cross-defendant Nationstar Mortgage LLC*

9 **UNITED STATES DISTRICT COURT**
 10 **DISTRICT OF NEVADA**

11 HSBC BANK, NATIONAL ASSOCIATION,
 AS TRUSTEE FOR STRUCTURED
 12 ADJUSTABLE RATE MORTGAGE LOAN
 TRUST 2004-12

Case No.: 2:15-cv-01259-JAD-BNW

JOINT STATUS REPORT

13 Plaintiff,

14 vs.

15 STRATFORD HOMEOWNERS
 ASSOCIATION; SFR INVESTMENTS POOL
 16 1, LLC; DOE INDIVIDUALS I-X, inclusive,
 and ROE CORPORATIONS I-X, inclusive,

17 Defendants.

18
 19 SFR INVESTMENTS POOL 1, LLC a Nevada
 limited liability company,

20 Counter-Claimant

21 vs.

22 HSBC BANK NATIONAL ASSOCIATION AS
 TRUSTEE FOR STRUCTURED
 23 ADJUSTABLE RATE MORTGAGE LOAN
 TRUST 2004-12; U.S. BANK NATIONAL
 24 ASSOCIATION AS TRUSTEE FOR THE
 HOLDERS OF TERWIN MORTGAGE TRUST
 25 2004-18SL, ASSET-BACKED CERTIFICATES
 TMTS SERIES 2004-18SL; NATIONSTAR
 26 MORTGAGE, LLC, a Delaware limited liability
 company, SHU QIONG XU, an individual

27 Counter-Defendant/
 28 Cross-Defendants.

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Pursuant to the court's order on September 28, 2020 (ECF No. 119), Plaintiff/Counter-defendant HSBC Bank, National Association, as Trustee for the Structured Adjustable Rate Mortgage Loan Trust 2004-12 (**HSBC**), Counter-defendant Nationstar Mortgage, LLC (**Nationstar**), and Defendant/Counterclaimant SFR Investments Pool 1, LLC (**SFR**) submit this joint status report.

1. HSBC/Nationstar and SFR have signed a settlement agreement that will resolve this and other litigated properties.

2. The parties anticipate the settlement will be completed by the end of January 2021, although the current pandemic may interrupt fulfillment of some obligations.

3. Accordingly, the parties have agreed and request the court set another status report deadline in 60–90 days to permit the parties to complete the settlement documents and complete a condition precedent to settlement.

4. The parties make this request in good faith and not for purposes of delay or prejudice.

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KIM GILBERT EBRON
Dated this 30th day of November, 2020.

/s/ Diana S. Ebron
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Dated this 30th day of November, 2020.

/s/ Rex D. Garner
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Attorneys for Plaintiff HSBC Bank and Cross-defendant Nationstar Mortgage LLC

ORDER

IT IS ORDERED that by 2/12/2021 the parties must file either dismissal documents or a joint status report indicating the status of settlement and how or if the Court can assist.

IT IS SO ORDERED

DATED: 10:33 am, December 04, 2020

BRENDA WEKSLER
UNITED STATES MAGISTRATE JUDGE