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8 **UNITED STATES DISTRICT COURT**

9 **DISTRICT OF NEVADA**

10
 11 HSBC BANK, NATIONAL ASSOCIATION,
 12 AS TRUSTEE FOR STRUCTURED
 ADJUSTABLE RATE MORTGAGE LOAN
 TRUST 2004-12

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

JOINT STIPULATION AND ORDER TO LIFT STAY

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

Counter-Defendant/Cross-Defendants,

AKERMAN LLP

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1 Plaintiff/Counter-defendant HSBC Bank, National Association, as Trustee for the Structured
2 Adjustable Rate Mortgage Loan Trust 2004-12 (**HSBC**), Counter-defendant Nationstar Mortgage,
3 LLC (**Nationstar**), Defendant Stratford Homeowners Association (**Association**), and
4 Defendant/Counterclaimant SFR Investments Pool 1, LLC (**SFR**) stipulate to lift the stay imposed
5 by this court on August 17, 2016.

6 1. The court entered an order staying this case pending resolution of Bourne Valley
7 Court Trust v. Wells Fargo Bank, N.A. 832 F.3d 1154 (9th Cir. 2016), on August 17, 2016. (ECF
8 No. 64) HSBC and Nationstar moved to lift the stay on January 20, 2017 (ECF No. 66). The court
9 denied the motion without prejudice based on the pending petitions for certiorari.

10 2. The Supreme Court denied the petitions for certiorari and the parties agree that the
11 basis upon which this matter was stayed has been satisfied.

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1 3. The parties will file their proposed discovery plan and scheduling order within
2 twenty-one (21) days after the entry of the order lifting the stay.

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4 **LEACH KERN GRUCHOW ANDERSON SONG**
Dated this 1st day of April, 2019.

AKERMAN LLP
Dated this 1st day of April, 2019.


5 /s/ Sean L. Anderson
6 SEAN L. ANDERSON, ESQ.
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/s/ Thera A. Cooper
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11 **KIM GILBERT EBRON**
Dated this 1st day of April, 2019.

12 /s/ Diana Cline Ebron
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14 Nevada Bar No. 10580
15 JACQUELINE A. GILBERT, ESQ
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17 Attorney for SFR Investments Pool 1, LLC

18
19 **IT IS SO ORDERED.**

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22 UNITED STATES DISTRICT JUDGE
Dated: April 8, 2019.