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 8 *Nationstar Mortgage LLC and cross-*  
*defendant Bank of America, N.A.*

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

11 NATIONSTAR MORTGAGE LLC,  
 12 Plaintiff,  
 13 v.  
 14 GIAVANNA HOMEOWNERS  
 ASSOCIATION; SFR INVESTMENTS POOL  
 15 1, LLC; and NEVADA ASSOCIATION  
 SERVICES, INC.,  
 16 Defendants.

Case No.: 2:15-cv-01992-LDG-CWH

**ORDER CERTIFYING MARCH 27, 2018  
 ORDER [ECF NO. 134] AS FINAL,  
 DIRECTING ENTRY OF FINAL  
 JUDGMENT AND STAYING  
 REMAINING CLAIMS PENDING  
 APPEAL**

18 SFR INVESTMENTS POOL 1, LLC, a Nevada  
 limited liability company,  
 19 Counter/Cross Claimant,  
 20 v.  
 21 NATIONSTAR MORTGAGE LLC, a Delaware  
 limited liability company; BANK OF  
 22 AMERICA, N.A., a national association; JONI  
 23 MCGRIFF HOWARD, an individual; and  
 24 KENYON HOWARD, an individual,  
 Counter/Cross Defendants.

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1 GIAVANNA HOMEOWNERS  
2 ASSOCIATION,

3 Third-Party Plaintiff,

4 v.

5 NEVADA ASSOCIATION SERVICES, INC.,

6 Third-Party Defendant.

7 Based on the stipulation filed by plaintiff and counter-defendant Nationstar Mortgage LLC,  
8 defendant and third party plaintiff Giavanna Homeowners Association, and defendant,  
9 counterclaimant and cross-claimant SFR Investments Pool 1, LLC, cross-defendant Bank of America,  
10 N.A. (**BANA**), pursuant to Rule 54(b), the court certifies its order granting Nationstar and BANA's  
11 motion for partial summary judgment entered on March 27, 2018 (the **order**), ECF No. 134, as final,  
12 and determines there is no just reason for the delay in the entry of final judgment (1) in Nationstar's  
13 favor and against all defendants on Nationstar's first cause of action for declaratory judgment/quiet  
14 title, (2) in Nationstar and BANA's favor on SFR's first cause of action for quiet title, (3) in Nationstar  
15 and BANA's favor on SFR's second cause of action for preliminary and permanent injunctive relief,  
16 and (4) in Nationstar and BANA's favor on SFR's third cause of action for slander of title. The clerk  
17 is directed to enter final judgment in accordance herewith.

18 The court further finds, to avoid unnecessary costs and expenses, all remaining claims shall be  
19 stayed pending appeal. If no party timely appeals the order, ECF No. 134, the stay shall automatically  
20 lift. If any party timely appeals, the remaining claims shall remain stayed until the Ninth Circuit issues  
21 its mandate.

22 **IT IS SO ORDERED.**

23   
24 \_\_\_\_\_  
25 UNITED STATES DISTRICT JUDGE

26 Dated: April 19, 2018