

**KIM GILBERT EBRON**  
7625 DEAN MARTIN DRIVE, SUITE 110  
LAS VEGAS, NEVADA 89139  
(702) 485-3300 FAX (702) 485-3301

1 DIANA CLINE EBRON, ESQ.  
Nevada Bar No. 10580  
2 E-mail: diana@kgelegal.com  
JACQUELINE A. GILBERT, ESQ.  
3 Nevada Bar No. 10593  
E-mail: jackie@kgelegal.com  
4 KAREN L. HANKS, ESQ.  
Nevada Bar No. 9578  
5 E-mail: karen@kgelegal.com  
KIM GILBERT EBRON  
6 7625 Dean Martin Drive, Suite 110  
Las Vegas, Nevada 89139  
7 Telephone: (702) 485-3300  
Facsimile: (702) 485-3301  
8 Attorneys for SFR Investments Pool 1, LLC

**UNITED STATES DISTRICT COURT**

**DISTRICT OF NEVADA**

11 HSBC BANK USA, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR SG  
12 MORTGAGE SECURITIES TRUST 2006-  
OPT2, ASSET BACKED CERTIFICATES,  
13 SERIES 2006-0PT2,

14 Plaintiff,

15 vs.

16 SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company; LISA  
FAHRNLAENDER, an individual; NEVADA  
17 ASSOCIATION SERVICES, INC. a Nevada  
Corporation; MARAVILLA at MOUNTAIN'S  
18 EDGE HOMEOWNERS ASSOCIATION, a  
Nevada non-profit corporation; DOES 1  
19 through 10; and ROE CORPORATIONS 11  
through 20,

20 Defendants.

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22 SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company,

23 Counter/Cross Claimant,

24 vs.

25 HSBC BANK USA, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR SG  
26 MORTGAGE SECURITIES TRUST 2006-  
OPT2, ASSET BACKED CERTIFICATES,  
27 SERIES 2006-0PT2; and LISA  
FAHRNLAENDER, an individual,  
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Case No.: 2:16-cv-02045-RFB-CWH

**STIPULATION AND ORDER TO STAY  
PROCEEDINGS  
(First Request)**

Counter/Cross Defendants

1  
2 Plaintiff HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SG  
3 MORTGAGE SECURITIES TRUST 2006- 0PT2, ASSET BACKED CERTIFICATES, SERIES  
4 2006-0PT2 (“HSBC”), Defendant MARAVILLA at MOUNTAIN'S EDGE HOMEOWNERS  
5 ASSOCIATION (“Association”), and Defendant SFR Investments Pool 1, LLC (“SFR”), by and  
6 through their respective counsel, hereby agree and stipulate as follows:

7 IT IS HEREBY AGREED AND STIPULATED, that the parties jointly request an Order  
8 administratively staying this case pending exhaustion of all appeals in Bourne Valley Court Trust  
9 v. Wells Fargo Bank, No. 15-15233 (9th Cir. Aug. 12, 2016). The parties agree that within 30  
10 days of the exhaustion of all appeals in Bourne Valley Court Trust v. Wells Fargo Bank, No. 15-  
11 15233 (9th Cir. Aug. 12, 2016), the parties shall meet and confer and submit to the Court a  
12 stipulated discovery plan and scheduling order.

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1 The parties believe a stay of the matter to be appropriate to conserve judicial resources.  
2 The parties have entered into the agreement in good faith and not for purposes of delay.

3 Dated this 18th day of November, 2016.

4 **KIM GILBERT EBRON**

5 /s/ Diana Cline Ebron  
6 DIANA CLINE EBRON, ESQ.  
7 Nevada Bar No. 10580  
8 7625 Dean Martin Dr., Suite 110  
9 Las Vegas, Nevada 89139  
10 Phone: (702) 485-3300  
11 Fax: (702) 485-3301  
12 Attorneys for SFR Investments Pool 1, LLC

13 Dated this 18th day of November, 2016.

14 **LEACH JOHNSON SONG & GRUCHOW**

15 /s/ Ryan W. Reed  
16 Ryan Warren Reed, Esq.  
17 Nevada Bar No. 11695  
18 Sean L. Anderson, Esq.  
19 Nevada Bar No. 7259  
20 8945 W. Russell Rd., Ste. 330  
21 Las Vegas, NV 891148  
22 Phone: 702-538-9074  
23 Fax: 702-538-9113  
24 Attorneys for *Maravilla at Mountain's Edge*  
25 Homeowners Association

Dated this 18th day of November, 2016.

**HOUSER & ALLISON, APC**

/s/ Mark H. Hutchings  
Jeffrey S. Allison, Esq.  
Nevada Bar No. 8949  
Mark H. Hutchings, Esq.  
Nevada Bar No. 12783  
3900 Paradise Road, Suite 101  
Las Vegas, NV 89169  
Phone: (702) 410-7593  
Fax: (702) 410-7594  
Attorneys for HSBC Bank, National  
Association

**ORDER**

IT IS SO ORDERED, that all pending motions are denied without prejudice and with leave to refile after the stay is lifted.

IT IS SO ORDERED:



RICHARD F. BOULWARE, II  
United States District Judge

DATED this 29th day of November, 2016.

**KIM GILBERT EBRON**  
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Respectfully submitted:

/s/ Diana Cline Ebron

Diana Cline Ebron, Esq.  
Nevada Bar No. 10580  
7625 Dean Martin Drive, Suite 110  
Las Vegas, Nevada 89139  
Phone: (702) 485-3300  
Fax: (702) 485-3301  
Attorneys for SFR Investments Pool 1, LLC