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**UNITED STATES DISTRICT COURT**

**DISTRICT OF NEVADA**

JPMORGAN CHASE BANK, N.A.,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company;  
ANTELOPE HOMEOWNERS'  
ASSOCIATION, a Nevada non-profit  
corporation; ELIZABETH ROCHA, an  
individual; and HORATIO ROCHA, an  
individual.

Defendants.

Case No. 2:17-CV-00326-JCM-NJK

**STIPULATION AND ORDER TO 1)  
DISMISS CLAIMS BETWEEN  
JPMORGAN CHASE BANK, N.A.,  
AND SFR INVESTMENTS POOL 1,  
LLC WITH PREJUDICE; AND 2)  
LIFT STAY ENTERED MARCH 23,  
2018**

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

Counterclaimant/Cross-Claimant,

vs.

JPMORGAN CHASE BANK, N.A.;  
ELIZABETH ROCHA, an individual;  
and HORATIO ROCHA, an individual,

Counter-Defendant/Cross-Defendants.

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1 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counter-Defendant  
2 JPMorgan Chase Bank, N.A. ("Chase"), and Defendant/Counterclaimant/Cross-  
3 Claimant SFR Investments Pool 1, LLC ("SFR") (collectively, the "Parties"), through  
4 their respective attorneys, stipulate as follows:

5 1. This action concerns title to real property commonly known as 7828  
6 Drydust Ct., Las Vegas, Nevada (the "Property") following a homeowner's association  
7 foreclosure sale conducted on November 19, 2013, with respect to the Property.

8 2. As it relates to the Parties, a dispute arose regarding that certain Deed  
9 of Trust recorded against the Property in the Official Records of Clark County,  
10 Nevada as Instrument Number 20080714-0004624 (the "Deed of Trust"), and in  
11 particular, whether the Deed of Trust continues to encumber the Property.

12 3. The Parties to this Stipulation have settled and agreed to release their  
13 respective claims, and further agreed that the claims between them, including the  
14 Complaint and Counterclaim, shall be DISMISSED with prejudice.

15 4. As neither Elizabeth Rocha nor Horatio Rocha appeared in this action,  
16 Chase hereby voluntarily dismisses its claims against them pursuant to Fed. R. Civ.  
17 P. 41(a)(1)(A)(i).

18 5. This Stipulation in no way affects SFR's cross-claim against Elizabeth  
19 Rocha or Horatio Rocha.

20 6. The Parties further stipulate and agree that the Lis Pendens recorded  
21 against the Property in the Official Records of Clark County, Nevada, as Instrument  
22 Number 20170331-0003210 be, and the same hereby is, EXPUNGED.

23 7. The Parties further stipulate and agree that the \$500 in security costs  
24 posted by Chase on May 31, 2017, pursuant to this Court's Order [ECF No. 13] shall  
25 be discharged and released to the Ballard Spahr LLP Trust Account.

26 8. The Parties further stipulate and agree that a copy of this Stipulation  
27 and Order may be recorded with the Clark County Recorder;

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1 9. The Parties further agree to lift the stay entered March 23, 2018 [ECF  
2 No. 73];

3 10. This case shall remain open until such time as SFR resolves its pending  
4 cross-claims against Elizabeth Rocha or Horatio Rocha; and

5 11. Each party in this case number 2:17-CV-00326-JCM-NJK shall bear its  
6 own attorneys' fees and costs.

7 BALLARD SPAHR LLP

KIM GILBERT EBRON

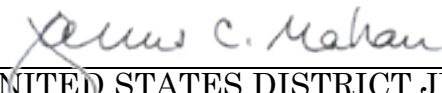
8  
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*LLC*

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**IT IS SO ORDERED:**

  
UNITED STATES DISTRICT JUDGE  
DATED: December 14, 2018