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

11 JPMORGAN CHASE BANK, N.A.,  
 12  
 13 Plaintiff,  
 14 vs.  
 15 SFR INVESTMENTS POOL 1, LLC, a Nevada  
 limited liability company; ANTELOPE  
 16 HOMEOWNERS' ASSOCIATION, a Nevada  
 non-profit corporation; ELIZABETH ROCHA;  
 17 and HORATIO ROCHA,  
 18 Defendant.  
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 SFR INVESTMENTS POOL 1, LLC, a Nevada  
 20 limited liability company,  
 21 Counterclaimant/Cross-Claimant,  
 22 vs.  
 23 JPMORGAN CHASE BANK, N.A.;  
 ELIZABETH ROCHA, an individual; and  
 24 HORATIO ROCHA, an individual,  
 25 Counter-Defendant/Cross-Defendants.

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

**JUDGMENT BY DEFAULT  
 AGAINST ELIZABETH ROCHA AND  
 HORATIO ROCHA**

26 This matter came before the Court on SFR Investments Pool 1, LLC's ("SFR") application  
 27 for default judgment against Cross-Defendants ELIZABETH ROCHA AND HORATIO ROCHA  
 28 ("the Rochas" or "Cross-Defendants"). Having considered the application, including the

1 declarations attached thereto, the Court makes the following findings of fact and conclusions of  
2 law:

3 1. On June 12, 2017, SFR filed a Cross-Claim for quiet title and declaratory relief against the  
4 Rochas (“Cross-Claim”) (ECF No. 16) relating to real property located at 7828 Drydust Court, Las  
5 Vegas, Nevada 89081; Parcel No. 125-18-113-072 (“Property”).

6 2. Cross-Defendants failed to answer the complaint within the 21-day time limit set forth in  
7 FRCP 12. The Clerk of the Court appropriately entered a default against the Rochas on October  
8 26, 2017 (ECF No. 54).


9 3. The Rochas are not incompetent, infants or serving in the United States military.

10 4. SFR submitted credible evidence in support of its application in the form of documents  
11 obtained from the Official Records of the Clark County Recorder and declarations made under  
12 penalty of perjury that demonstrate prima facie grounds sufficient to enter default judgment against  
13 the Espinosas.

14 NOW, THEREFORE, pursuant to FRCP 55(b)(2), having considered the evidence and  
15 made the foregoing findings of fact and conclusions of law, and finding good cause,

16 IT IS ORDERED, ADJUDGED AND DECREED that Cross-Defendants, the Rochas,  
17 any successors and assigns, have no right, title or interest in the Property and that SFR is the  
18 rightful title owner.

19 IT IS FURTHER ORDERED that this judgment does not adjudicate SFR’s claims  
20 against, or the defenses of, any other party to this case.

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23 UNITED STATES DISTRICT JUDGE  
24 Dated: April 25, 2019

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*Respectfully submitted by:*

**KIM GILBERT EBRON**

*/s/Jacqueline A. Gilbert*

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Dated this 22nd day of April, 2019.

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