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10 *Attorneys for JPMorgan Chase Bank, N.A.*

11 **UNITED STATES DISTRICT COURT**

12 **DISTRICT OF NEVADA**

13 JPMORGAN CHASE BANK, N.A.,

14 Plaintiff,

15 vs.

16 SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company;
17 TUSCALANTE HOMEOWNERS'
ASSOCIATION, a Nevada non-profit
18 corporation; and TERRY L.
CHRISTOPHER,

19 Defendants.

Case No. 2:17-CV-00330-RFB-VCF

**STIPULATION AND ORDER TO
STAY ENTIRE CASE PENDING
SETTLEMENT**

(First Request)

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

22 Counterclaimant/Cross-Claimant,

23 vs.

24 JPMORGAN CHASE BANK, N.A.;
25 SECRETARY OF HOUSING AND
URBAN DEVELOPMENT, a
26 government agency; TERRY L.
CHRISTOPHER, an individual,

27 Counter-Defendant/Cross-Defendants.
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Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counter-Defendant JPMorgan Chase Bank, N.A. (“Chase”), Defendant/Counterclaimant/Cross-Claimant SFR Investments Pool 1, LLC (“SFR”) and Defendant Tuscalante Homeowners’ Association (“Tuscalante”), through their respective attorneys, stipulate as follows:

1. On January 16, 2018, Chase, SFR, and Tuscalante filed competing motions for summary judgment, each of which stands fully briefed and submitted to the Court. *See* ECF Nos. 67, 68, 70, 74,75, 76, 77, 78, 79 & 80.

2. The Parties have since come to an agreement and are in the process of finalizing settlement.

3. Given the resolution and to avoid wasting resources and incurring potentially unnecessary expenses, the Parties agree, and hereby request, a stay of the case to give each side sufficient time and resources to finalize settlement.

[continued on the following page]

1 4. The Parties make this stipulation in good faith and not for purposes of
2 delay.

3 Dated: March 21, 2018

4 BALLARD SPAHR LLP

KIM GILBERT EBRON

5 By: /s/ Maria A. Gall

By: /s/ Diana S. Ebron

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1, LLC

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26 *Attorneys for Tuscalante Homeowners'*
27 *Association*

28 IT IS FURTHER ORDERED that Motion(s) for Summary Judgment, ECF Nos. [67], [68],
and [70] are DENIED without prejudice to refile after stay is lifted.

IT IS SO ORDERED:



RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE

DATED: March 23, 2018

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CERTIFICATE OF SERVICE

1
2 I certify that on March 21, 2018, and pursuant to Federal Rule of Civil
3 Procedure 5, a true copy of the foregoing **STIPULATION AND ORDER TO STAY**
4 **ENTIRE CASE PENDING SETTLEMENT** was served via U.S. Mail, postage-pre-
5 paid on the following:

6 **Terry L. Christopher**
7 7507 Glowing Moon Ct.
Las Vegas, NV 89128

8
9
10 /s/ Mary Kay Carlton
11 An employee of Ballard Spahr LLP