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

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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1 Pursuant to Local Rules LR IA 6-1 and LR 26-4, Plaintiff/Counter-Defendant  
2 JPMorgan Chase Bank, N.A. (“Chase”), Defendant/Counterclaimant/Cross-Claimant  
3 SFR Investments Pool 1, LLC (“SFR”) and Defendant Tuscalante Homeowners’  
4 Association (“Tuscalante”), through their respective attorneys, stipulate as follows:

5 1. This action concerns title to real property commonly known as 7507  
6 Glowing Moon Court in Las Vegas, Nevada (“Property”) following a homeowner’s  
7 association foreclosure sale conducted on May 31, 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, Nevada  
10 as Instrument Number 20080213-0000616 (“Deed of Trust”), and in particular,  
11 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 Terry L. Christopher never filed an Answer or other response to the  
16 Complaint in this action, Chase hereby voluntarily dismisses its claims against him  
17 pursuant to Fed. R. Civ. P. 41(a)(1)(A)(i).

18 5. This Stipulation in no way affects SFR’s cross-claim against Terry L.  
19 Christopher;

20 6. The Parties further stipulate and agree that the \$500 in security costs  
21 posted by Chase on June 13, 2017 pursuant to this Court’s Order [ECF No. 18] shall  
22 be discharged and released to the Ballard Spahr LLP Trust Account;

23 7. The Parties further stipulate and agree that the Lis Pendens recorded  
24 against the Property in the Official Records of Clark County, Nevada, as Instrument  
25 Number 20170329-0001385 be, and the same hereby is, EXPUNGED;

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

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9. The Parties further agree to lift the stay entered March 23, 2018 [ECF No. 82];

10. This case shall remain open until such time that the Court rules on SFR's Motion for Summary Judgment against Terry L. Christopher [ECF No. 68], which no party opposed [ECF No. 75 and 77], who was defaulted on January 17, 2018 [ECF No. 71], and who has not appeared in the case.; and

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10. Each party in this case number 2:17-cv-00330-RFB-VCF shall bear its own attorneys' fees and costs.

Dated: November 26, 2018

BALLARD SPAHR LLP

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*Attorneys for Tuscalante Homeowners' Association*

IT IS SO ORDERED:

  
\_\_\_\_\_  
RICHARD F. BOULWARE, II  
United States District Judge  
DATED: November 29, 2018.