

BALLARD SPAHR LLP
1980 FESTIVAL PLAZA DRIVE, SUITE 900
LAS VEGAS, NEVADA 89135
(702) 471-7000 FAX (702) 471-7070

1 Abran E. Vigil, Esq.
Nevada Bar. No. 7548
2 Maria A. Gall, Esq.
Nevada Bar No. 14200
3 Lindsay C. Demaree, Esq.
Nevada Bar No. 11949
4 Kyle A. Ewing, Esq.
Nevada Bar. No. 14051
5 BALLARD SPAHR LLP
1980 Festival Plaza Drive, Suite 900
6 Las Vegas, Nevada 89135
Telephone: (702) 471-7000
7 Facsimile: (702) 471-7070
vigila@ballardspahr.com
8 gallm@ballardspahr.com
demareel@ballardspahr.com
9 ewingk@ballardspahr.com

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

11 **UNITED STATES DISTRICT COURT**
12 **DISTRICT OF NEVADA**

13 JPMORGAN CHASE BANK, N.A.
14
15 Plaintiff,
16 v.
17 SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability corporation,
18 SAGECREEK AT BRUCE
HOMEOWNERS ASSOCIATION, a
19 Nevada non-profit corporation, and
STEPHANIE WYNN, and individual,
20
21 Defendants.

Case No. 2:17-cv-00335-GMN-PAL

**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 30, 2018**

22 SFR INVESTMENTS POOL 1, LLC,
23 Counter/Cross-Claimant
24 vs.
25 JPMORGAN CHASE BANK, N.A., and
STEPHANIE C. WYNN, an individual,
26 Counter/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”), (together with Chase, the “Parties”),
4 through their respective attorneys, stipulate as follows:

5 1. This action concerns title to real property commonly known as 1409
6 Groom Avenue, Las Vegas, Nevada (“Property”) following a homeowner’s association
7 foreclosure sale conducted on June 11, 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 20100126-0004636 (“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 Sagecreek at Bruce Homeowners Association (the “HOA”) nor
16 Stephanie C. Wynn answered or appeared in this action, Chase hereby voluntarily
17 dismisses its claims against them pursuant to Fed. R. Civ. P. 41(a)(1)(A)(i);

18 2. This Stipulation in no way affects SFR’s cross-claim against Stephanie
19 C. Wynn;

20 3. The Parties further stipulate and agree that the \$500 in security costs
21 posted by Chase on May 31, 2017, pursuant to this Court’s Order [ECF No. 15] shall
22 be discharged and released to the Ballard Spahr LLP Trust Account;

23 4. The Parties further stipulate and agree that the three Lis Pendens
24 recorded against the Property in the Official Records of Clark County, Nevada, as
25 Instruments Number 20140428-0002410, 20170329-0001479, and 20170622-0001308
26 be, and the same hereby are, EXPUNGED;

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

1 6. The Parties further agree to lift the stay entered March 30, 2018 [ECF
2 No. 36];

3 7. This case shall remain open until such time as SFR resolves its pending
4 cross-claim against Stephanie C. Wynn; and

5 10. Each party in this case number 2:17-cv-00335-GMN-PAL shall bear its
6 own attorneys' fees and costs.

7 Dated: December 4, 2018

8 BALLARD SPAHR LLP

KIM GILBERT EBRON

9
10 By: /s/ Kyle A. Ewing
Abran E. Vigil
Nevada Bar. No. 7548
11 Maria A. Gall
Nevada Bar No. 14200
12 Lindsay C. Demaree
Nevada Bar No. 11949
13 Kyle A. Ewing
Nevada Bar. No. 14051
14 1980 Festival Plaza Drive, Suite 900
Las Vegas, Nevada 89135

By: /s/ Jacqueline A. Gilbert
Diana S. Ebron
Nevada Bar No. 10580
Jackie A. Gilbert
Nevada Bar No. 10593
Karen Hanks
Nevada Bar No. 9578
7625 Dean Martin Dr., Suite 110
Las Vegas, Nevada 89014

15
16 *Attorneys for JPMorgan Chase Bank,*
N.A.

Attorneys for SFR Investments Pool 1,
LLC

17
18 **ORDER**

19
20 **IT IS SO ORDERED:**

21
22 DATED this 12 day of December, 2018.

23 
24 Gloria M. Navarro, Chief Judge
25 UNITED STATES DISTRICT JUDGE
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