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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 MARAVILLA HOMEOWNERS'  
 ASSOCIATION, a Nevada non-profit  
 18 corporation; EMMANUEL ENU-KWESI,  
 19 Defendants.

Case No. 2:17-CV-00340-RFB-VCF

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

**(First Request)**

20 \_\_\_\_\_  
 21 SFR INVESTMENTS POOL 1, LLC, a  
 Nevada limited liability company,  
 22 Counterclaimant/Cross-Claimant,  
 23 vs.  
 24 JPMORGAN CHASE BANK, N.A.;  
 25 EMMANUEL ENU-KWESI, an  
 individual,  
 26 Counter-Defendant/Cross-Defendant.  
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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”), Defendant/Counterclaimant/Cross-  
3 Claimant SFR Investments Pool 1, LLC (“SFR”) and Defendant Maravilla  
4 Homeowners’ Association (“Maravilla”) (collectively, the “Parties”), through their  
5 respective attorneys, stipulate as follows:

6 1. On or about October 18, 2017, the Court entered an order extending  
7 discovery deadlines, setting the deadline to complete discovery for December 7,  
8 2017, dispositive motions for January 8, 2018 and the pre-trial order for February 7,  
9 2018 (ECF No. 39). Discovery has closed, and Chase and SFR have filed competing  
10 motions for summary judgment, which were fully briefed. *See, e.g.*, (ECF Nos. 43,  
11 44).

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

14 3. Given the resolution and to avoid wasting resources and incurring  
15 potentially unnecessary expense associated with continued litigation, the Parties  
16 agree, and hereby request, a stay of the case to give each side sufficient time and  
17 resources to finalize settlement.

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