

1 Joel E. Tasca, Esq.
Nevada Bar. No. 14124
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 Justin A. Shiroff, Esq.
Nevada Bar No. 12869
6 BALLARD SPAHR LLP
1980 Festival Plaza Drive, Suite 900
7 Las Vegas, Nevada 89135
Telephone: (702) 471-7000
8 Facsimile: (702) 471-7070
tasca@ballardspahr.com
9 gallm@ballardspahr.com
demareel@ballardspahr.com
10 ewingk@ballardspahr.com

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

12 **UNITED STATES DISTRICT COURT**
13
14 **DISTRICT OF NEVADA**

15 JPMORGAN CHASE BANK, N.A.,

16 Plaintiff,

17 vs.

18 SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company;
19 MARAVILLA HOMEOWNERS'
ASSOCIATION, a Nevada non-profit
corporation; EMMANUEL ENU-KWESI,

20 Defendants.

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

23 Counterclaimant/Cross-Claimant,

24 vs.

25 JPMORGAN CHASE BANK, N.A.;
26 EMMANUEL ENU-KWESI, an
individual,

27 Counter-Defendant/Cross-Defendant.
28

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

**STIPULATION AND ORDER TO 1)
DISMISS CLAIMS BETWEEN
JPMORGAN CHASE BANK, N.A.,
MARAVILLA HOMEOWNERS'
ASSOCIATION, AND SFR
INVESTMENTS POOL 1, LLC WITH
PREJUDICE; AND 2) LIFT STAY
ENTERED MARCH 28, 2018**

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

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. This action concerns title to real property commonly known as 5640
7 Ancient Agora Street, North Las Vegas, NV 89031 (the “Property”) following a
8 homeowner’s association foreclosure sale conducted on August 14, 2013, with
9 respect to the Property.

10 2. As it relates to the Parties, a dispute arose regarding that certain Deed
11 of Trust recorded against the Property in the Official Records of Clark County,
12 Nevada as Instrument Number 20080605-0004165 (the “Deed of Trust”), and in
13 particular, whether the Deed of Trust continues to encumber the Property.

14 3. The Parties to this Stipulation have agreed to release their respective
15 claims, and further agreed that the claims between them, including the Complaint
16 and Counterclaim, shall be DISMISSED with prejudice.

17 4. As Emmanuel Enu-Kwesi (“Enu-Kwesi”) has not appeared in this
18 action, Chase hereby voluntarily dismisses its claims against them pursuant to Fed.
19 R. Civ. P. 41(a)(1)(A)(i).

20 5. This Stipulation in no way affects SFR’s cross-claim against Enu-
21 Kwesi.

22 6. The Parties further stipulate and agree that the three Lis Pendens
23 recorded against the Property in the Official Records of Clark County, Nevada, as
24 Instruments Number 20131016-0002908, 20170329-0001392 and 20170804-
25 0001886 be, and the same hereby are, EXPUNGED.

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

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

3 9. The Parties further agree to lift the stay entered March 28, 2018 [ECF
4 No. 52];

5 10. This case shall remain open until such time as SFR resolves its
6 pending cross-claim against Enu-Kwesi; and

7 11. The stipulating Parties in this case number 2:17-CV-00340-RFB-VCF
8 shall bear its own attorneys' fees and costs.

9 Dated: December 27, 2018.

10 BALLARD SPAHR LLP

KIM GILBERT EBROIN

11 By: /s/ Justin A. Shiroff

By: /s/ Diana S. Ebron

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20 Justin A. Shiroff, Esq.
21 Nevada Bar No. 12869
22 1980 Festival Plaza Drive, Suite 900
23 Las Vegas, Nevada 89135

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

*Attorneys for SFR Investments Pool 1,
LLC*

18 *Attorneys for JPMorgan Chase Bank,
19 N.A.*

20 HOA LAWYERS GROUP, LLC

21 By: /s/ Steve Loizzi, Jr.

22 Steve Loizzi, Jr.
23 Nevada Bar. No. 10920
24 9500 W. Flamingo, Suite 204
25 Las Vegas, Nevada 89147

26 *Attorneys for Maravilla Homeowners'
27 Association*

IT IS SO ORDERED:



UNITED STATES DISTRICT JUDGE

DATED: December 28, 2018