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**UNITED STATES DISTRICT COURT**  
**DISTRICT OF NEVADA**

12 CAPITAL ONE, NATIONAL  
ASSOCIATION, a national banking  
13 association,  
Plaintiff,  
14 vs.  
15 SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company; and  
16 ANTHEM COUNTRY CLUB COMMUNITY  
ASSOCIATION, a Nevada nonprofit  
17 corporation.

Case No. 2:17-cv-00604-RFB-DJA  
consolidated with  
Case No. 2:17-cv-00916-KJD-DJA

**STIPULATION AND ORDER TO  
EXTEND DEADLINE TO FILE  
RESPONSE AND REPLY RE ECF No. 190**

**(First Request)**

Defendants.

18 SFR INVESTMENTS POOL 1, LLC, a  
19 Nevada limited liability company,  
20 Counterclaimant/Cross-Claimant,  
21 vs.

22 CAPITAL ONE, NATIONAL  
ASSOCIATION, a national banking  
association; LEON BENZER, an individual;  
23 UNITED STATES OF AMERICA,

Cross-Defendants/Counter-Defendants.

24 UNITED STATES OF AMERICA,  
25 Plaintiff,

26 v.  
27 LEON BENZER; SFR INVESTMENTS POOL  
1, LLC; and CAPITAL ONE, N.A.,

Defendants.  
28

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1 SFR Investments Pool 1, LLC (“SFR”) and United States of America (“IRS”) submit this  
2 stipulation to extend the deadline for SFR to oppose the IRS’ motion for preliminary injunction  
3 concerning rents [ECF No. 190] to October 2, 2019. The current deadline is September 24, 2019  
4 per Court order. The parties also stipulate to extend the deadline for the IRS to file its reply to  
5 October 10, 2019. The current deadline is September 30, 2019.

6 The continuances requested are not to delay or cause prejudice, but to accommodate  
7 schedule of counsel. SFR’s counsel has an appellate brief due and will also be traveling to Reno  
8 this week. Counsel for the IRS will be traveling the first week of October.

9 10 Dated this 23rd day of September 11 KIM GILBERT EBRON 12 By: <u>/s/ Karen L. Hanks</u> 13 Karen L. Hanks 14 Nevada Bar No. 9578 15 7625 Dean Martin Drive, Ste. 110 16 Las Vegas, Nevada 89139 17 18 ATTORNEYS FOR SFR INVESTMENTS POOL 19 1, LLC	10 Dated this 23rd day of September 11 RICHARD E. ZUCKERMAN 12 Principal Deputy Assistant Attorney General 13 By: <u>/s/ E. Carmen Ramirez</u> 14 Virginia Cronan Lowe 15 E. Carmen Ramirez 16 Trial Attorneys, Tax Division 17 U.S. Department of Justice 18 P.O. Box 683 19 Washington, DC 20044 20 21 ATTORNEYS FOR UNITED STATES
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22 **IT IS SO ORDERED:**



23 **RICHARD F. BOULWARE, II**  
24 **UNITED STATES DISTRICT JUDGE**

25 DATED: September 30, 2019