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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 NEWPORT COVE III OWNERS
 ASSOCIATION, a Nevada non-profit
 18 corporation; TSAN-LI YUEH SUN, and
 19 individual.
 20 Defendants.

Case No. 2:17-cv-02035-RFB-VCF

**STIPULATION AND ORDER TO 1)
 DISMISS CLAIMS BETWEEN
 JPMORGAN CHASE BANK, N.A.,
 NEWPORT COVE III OWNERS
 ASSOCIATION, AND SFR
 INVESTMENTS POOL 1 LLC WITH
 PREJUDICE; AND 2) LIFT STAY
 ENTERED MARCH 14, 2018**

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1 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff JPMorgan
2 Chase Bank, N.A. (“Chase”), Defendant SFR Investments Pool 1, LLC (“SFR”), and
3 Defendant Newport Cove III Owners Association (“Newport Cove III”) (collectively,
4 the “Parties”), through their respective attorneys, stipulate as follows:

5 1. This action concerns title to real property commonly known as 4730
6 O’Bannon Drive, Unit A, Las Vegas, NV 89102 (the “Property”) following a
7 homeowner’s association foreclosure sale conducted on July 27, 2012, with respect to
8 the Property.

9 2. As it relates to the Parties, a dispute arose regarding that certain Deed
10 of Trust recorded against the Property in the Official Records of Clark County,
11 Nevada as Instrument Number 20041223-0002774 (the “Deed of Trust”), and in
12 particular, whether the Deed of Trust continues to encumber the Property.

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

16 4. As Tsan-Li Yueh Sun has not appeared in this action, Chase hereby
17 voluntarily dismisses its claims against them pursuant to Fed. R. Civ. P.
18 41(a)(1)(A)(i).

19 5. The Parties further stipulate and agree that the two Lis Pendens
20 recorded against the Property in the Official Records of Clark County, Nevada, as
21 Instruments Number 20131231-0000485 and 20170802-0001754 be, and the same
22 hereby are, EXPUNGED.

23 6. The Parties further stipulate and agree that the \$500 in security costs
24 posted by Chase on November 14, 2017 pursuant to this Court’s Order [ECF No. 23]
25 shall be discharged and released to the Ballard Spahr LLP Trust Account.

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

28 8. The Parties further agree to lift the stay entered March 14, 2018 [ECF

1 No. 44];

2 9. Each party in this case number 2:17-cv-02035-RFB-VCF shall bear its
3 own attorneys' fees and costs.

4 Dated: December 10, 2018

5 BALLARD SPAHR LLP

KIM GILBERT EBRON

6
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24 *Attorneys for Defendant Newport Cove
25 III Owners Association*

26 IT IS SO ORDERED:

27 
28 RICHARD F. BOULWARE, II
United States District Judge

DATED: December 11, 2018.