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 Attorneys for Plaintiff
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**UNITED STATES DISTRICT COURT
 DISTRICT OF NEVADA**

JPMORGAN CHASE BANK, N.A.,
 Plaintiff,
 v.
 SFR INVESTMENTS POOL 1, LLC, a Nevada
 limited liability company; SIERRA RANCH
 HOMEOWNERS ASSOCIATION, a Nevada non-
 profit corporation; ILIANA HURTADO, an
 individual,
 Defendants.

Case No.: 2:17-cv-03052-JCM-GWF

**STIPULATION AND
 ORDER TO STAY
 LITIGATION AND DISCOVERY
 BASED ON PENDING
 MEDIATION**

Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff JPMorgan Chase Bank, N.A. (“Chase”), and Defendants SFR Investments Pool 1, LLC (“SFR”) and Sierra Ranch Homeowners Association (“Sierra Ranch”) (collectively, the “Parties”),¹ by and through their respective undersigned counsel, stipulate as follows:

1. The instant action was filed on December 12, 2017, and amended complaint was subsequently filed on March 28, 2018. [ECF Nos. 1 and 8.]

¹ Defendant Iliana Hurtado has not appeared in this action.

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2. SFR and Sierra Ranch each filed separate motions to dismiss the First Amended Complaint on April 19, 2018 and April 27, 2018, respectively. [ECF Nos. 13 and 14.] SFR’s motion is fully briefed, and Sierra Ranch’s motion is expected to be fully briefed on or before May 18, 2018.

3. As the case is still in its early stages, the Parties have not yet submitted a proposed discovery plan and scheduling order for the Court’s consideration.

4. In the meantime, Chase and SFR have recently agreed to include this matter in a bulk mediation scheduled to take place on June 6, 2018.

5. Given this scheduled mediation, and to avoid wasting resources and incurring potentially unnecessary expense associated with discovery, the Parties agree to, and hereby request, a temporary stay of this case, including a stay of the deadlines to hold a conference pursuant to Fed. R. Civ. P. 26(f) and to submit a proposed discovery plan and scheduling order, while the Parties explore settlement. The Parties agree that they will have until June 15, 2018 to either stipulate to lift the stay, or to request a further stay of the matter in the event a settlement is reached.

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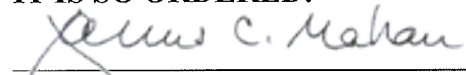
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6. The Parties make this stipulation in good faith and not for purposes of delay.

Dated this 17th day of May, 2018.	Dated this 17th day of May, 2018.
SMITH LARSEN & WIXOM	KIM GILBERT EBRON
<u>/s/Katie M. Weber</u> Kent F. Larsen, Esq. Nevada Bar No. 3463 Katie M. Weber, Esq. Nevada Bar No. 11736 1935 Village Center Circle Las Vegas, Nevada 89134 Attorneys for Plaintiff JPMorgan Chase Bank, N.A.	<u>/s/Diana S. Ebron</u> Diana S. Ebron, Esq. Nevada Bar No. 10580 Jacqueline A. Gilbert, Esq. Nevada Bar No. 10593 7625 Dean Martin Drive, Suite 110 Las Vegas, Nevada 89139 Attorney for Defendant SFR Investments Pool 1, LLC
	Dated this 17th day of May, 2018.
	LEACH JOHNSON SONG & GRUCHOW
	<u>/s/Ryan D. Hastings</u> Sean L. Anderson, Esq. Nevada Bar No. 7529 Ryan D. Hastings, Esq. Nevada Bar No. 12394 8945 W. Russell Rd., Ste. 330 Las Vegas, Nevada 89148 Attorneys for Defendant Sierra Ranch Homeowners Association

IT IS SO ORDERED:


UNITED STATES DISTRICT JUDGE

DATED: May 24, 2018

SMITH LARSEN & WIXOM

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on May 17, 2018, a true copy of the foregoing **Stipulation and [Proposed] Order to Stay Litigation and Discovery Based on Pending Mediation** was filed and served electronically via the Court's CM/ECF system to the following:

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