

SMITH LARSEN & WIXOM
 ATTORNEYS
 HILLS CENTER BUSINESS PARK
 1935 VILLAGE CENTER CIRCLE
 LAS VEGAS, NEVADA 89134
 (702) 252-5002 • (702) 252-5006

1 Kent F. Larsen, Esq.
 Nevada Bar No. 3463
 2 Katie M. Weber, Esq.
 Nevada Bar No. 11736
 3 SMITH LARSEN & WIXOM
 4 Hills Center Business Park
 1935 Village Center Circle
 5 Las Vegas, Nevada 89134
 6 Tel: (702) 252-5002
 Fax: (702) 252-5006
 7 Email: kfl@slwlaw.com
 kw@slwlaw.com
 8 Attorneys for Plaintiff
 9 JPMorgan Chase Bank, N.A.

10 **UNITED STATES DISTRICT COURT**
 11 **DISTRICT OF NEVADA**

12 JPMORGAN CHASE BANK, N.A.,
 13 Plaintiff,
 14 v.
 15 SFR INVESTMENTS POOL 1, LLC, a Nevada
 16 limited liability company; SIERRA RANCH
 HOMEOWNERS ASSOCIATION, a Nevada
 17 non-profit corporation; ILIANA HURTADO, an
 individual,
 18 Defendants.
 19

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

**STIPULATION AND
 ORDER FOR DISMISSAL WITH
 PREJUDICE OF DEFENDANT
 SIERRA RANCH HOMEOWNERS
 ASSOCIATION ONLY**

20
 21 Plaintiff JPMorgan Chase Bank, N.A. (“Chase”), and Defendant Sierra Ranch
 22 Homeowners Association (“Sierra Ranch”) (collectively, the “Parties”), by and through their
 23 respective counsel of record, hereby stipulate and agree as follows:

24 1. This action concerns a lien foreclosure sale (the “HOA Foreclosure Sale”) conducted by Leach Kern Gruchow Anderson Song, LTD. (“Leach Kern”), on behalf of Sierra
 25 Ranch, on December 12, 2013, with respect to certain real property commonly known as 216
 26 Icy River Ave., North Las Vegas, NV 89031 (APN 124-27-612-016) (the “Property”).
 27
 28

SMITH LARSEN & WIXOM
ATTORNEYS
HILLS CENTER BUSINESS PARK
1935 VILLAGE CENTER CIRCLE
LAS VEGAS, NEVADA 89134
(702) 252-5002 • (702) 252-5006

1 2. As it relates to the Parties, a dispute arose regarding the validity of the HOA
2 Foreclosure Sale.

3 3. This Stipulation and Order is the result of a compromise resolution of this action
4 and shall not constitute or be construed as an admission of the facts or legal conclusions at issue
5 in this action, or an admission as to the validity of the allegations in future actions.
6

7 4. The Parties have resolved all of their claims and disputes, and stipulate and agree
8 to the dismissal of all claims among them, with prejudice, with each party to bear its own
9 attorneys’ fees and costs.
10

11 5. Chase and its servicer, Select Portfolio Servicing, Inc., maintain that they are the
12 proper recipients of the funds held as excess proceeds by Leach Kern, in the amount of
13 \$9,557.33, as a result of the HOA Foreclosure Sale.

14 Dated this 9th day of August, 2019.

Dated this 9th day of August, 2019.

15 SMITH LARSEN & WIXOM

LEACH KERN GRUCHOW ANDERSON
16 SONG

17 /s/ Katie M. Weber

/s/ Ryan D. Hastings

18 Kent F. Larsen, Esq.
19 Nevada Bar No. 3463
20 Katie M. Weber, Esq.
21 Nevada Bar No. 11736
22 1935 Village Center Circle
Las Vegas, Nevada 89134
Attorneys for Plaintiff
JPMorgan Chase Bank, N.A.

Sean L. Anderson, Esq.
Nevada Bar No. 7259
Ryan D. Hastings, Esq.
Nevada Bar No. 12394
2525 Box Canyon Dr.
Las Vegas, Nevada 89128
Attorneys for Defendant
Sierra Ranch Homeowners Association

ORDER

23
24
25 Based on the above stipulation between Plaintiff JPMorgan Chase Bank, N.A.
26 (“Chase”), and Defendant Sierra Ranch Homeowners Association (“Sierra Ranch”), and good
27 cause appearing therefore,
28

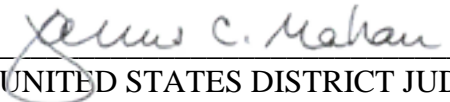
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

IT IS HEREBY ORDERED that all claims brought by Chase as against Sierra Ranch are dismissed with prejudice.

IT IS FURTHER ORDERED that each party shall bear its own attorneys' fees and costs.

IT IS FURTHER ORDERED that Leach Kern Gruchow Anderson Song, Inc. shall disburse the \$9,557.33 in excess proceeds from the HOA Foreclosure Sale to Chase or its servicer, Select Portfolio Servicing, Inc.

IT IS SO ORDERED.


UNITED STATES DISTRICT JUDGE
DATE: August 13, 2019